# 500 & 550 Ellis Street

MOUNTAIN VIEW, CA





500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

**COVER SHEET** 

Date 05/10/2023 Scale 24x36: NTS 11x17: Sheet

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 6 STORY, 201 GUEST ROOM HOTEL AND A 2 STORY OFFICE BUILDING ON A 2.16 ACRE SITE. THERE ARE CURRENTLY A TOTAL OF TWO SEPARATE PARCELS. THE PROPOSAL INCLUDES A LOT MERGER TO CREATE ONE PARCEL WHEN COMPLETE. THE PROJECT SCOPE ALSO INCLUDES THE CONSTRUCTION OF NEW CURBS, GUTTERS, AND SIDEWALKS ALONG ELLIS STREET AND NATIONAL AVENUE.

THIS PROJECT FULFILLS THE EMPLOYMENT CHARACTER AREA NORTH TARGET OF 200 HOTEL ROOMS PROPOSED IN THE EAST WHISMAN PRECISE PLAN WITH 201 HOTEL ROOMS. THE PROJECT ALSO PROVIDES 33,900 SF OF THE TARGET 600,000 - 1 MILLION NET NEW OFFICE SQUARE FOOTAGE, AND PROPOSES A 0.17 ACRE (7,350 SF) PUBLIC PASEO INBETWEEN THE TWO BUILDINGS AS OUTDOOR AMENITY SPACE.

FOR THE HOTEL, LOCATED AT A "KEY CORNER" PER THE PRECISE PLAN, AND THE OFFICE, SHARED PARKING IS ACCESSED FROM NATIONAL AVENUE AND THE REAR DRIVEWAY. AS THE PROJECT IS LOCATED IN THE MEW PLUME SUPERFUND SITE, A MAJORITY OF THE SHARED PARKING IS ABOVE GROUND IN A PARKING LIFT STRUCTURE WITHIN THE HOTEL, CONCEALED FROM PUBLIC VIEW. THE AUTOMATED PARKING SYSTEM REDUCES THE AREA OF THE PROJECT SITE REQUIRED FOR PARKING COMPARED TO TRADITIONAL PARKING STRUCTURES. SOME SURFACE PARKING IS AVAILABLE BEHIND THE OFFICE BUILDING FOR VISITOR AND OVERSIZED VEHICLES THE HOTEL AND OFFICE LOBBIES AND COMMON AREAS FACE ELLIS STREET ALONG THE GROUND FLOOR, ACTIVATING THE PEDESTRIAN EXPERIENCE.

HOTEL AMENITIES INCLUDE A FITNESS CENTER HOTEL GUESTS ONLY, DINING, BAR, MEETING FACILITIES, GROUND FLOOR COURTYARD PATIOS, AND PRIVATE SECOND FLOOR PATIOS. SEE SEPARATE PROJECT DESCRIPTION LETTER FOR MORE INFORMATION.

24 HOURS HOURS OF OPERATION FOR HOTEL: NUMBER OF WORKERS DURING THE DAY: 16 WORKERS

HOURS OF OPERATION FOR OFFICE: 9 HOURS (8 AM - 5 PM)

NUMBER OF WORKERS DURING THE DAY: 227 WORKERS

# **GUESTROOM DATA**

	UNIT TYPE			
FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

**GUEST ROOM MIX:** 

KING STUDIOS: 111 ROOMS (55%) DOUBLE QUEEN STUDIOS: 70 ROOMS (35%) SUITES: 20 ROOMS (10%)

### ADA ROOMS: (PER CBC 11B-224.2 & 11B-224.4 FOR 201 ROOMS)

MOBILITY FEATURES W/OUT ROLL-IN SHOWERS: 6 ROOMS MOBILITY FEATURES W/ ROLL-IN SHOWERS: 2 ROOMS 8 ROOMS TOTAL GUEST ROOMS W/ MOBILITY FEATURES: 14 ROOMS COMMUNICATION FEATURES: 20 ROOMS **ADJOINING ROOMS:** 

CBC 11B-224.1.3 RANGE OF ACCOMMODATIONS:

ACCESSIBLE GUEST ROOMS OR SUITES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OR SLEEPING ACCOMMODATIONS TO PROVIDE A RANGE OF OPTIONS APPLICABLE TO ROOM SIZES, COSTS, AND AMENITIES PROVIDED

# PARKING DATA

ARKING: HOTEL (ZONING CODE, SEC. 36.32.50)					
REQUIRED:	209 SPACES (1 PER ROOM				
	+ 1 PER 2 EMPLOYEES)				
PROVIDED:	117 SPACES				
NET DIFFERENCE:	- 92 SPACES				

PARKING: OFFICE (EAST WHISMAN PLAN, TABLE 14) **REQUIRED:** 0 SPACES

PROVIDED: 70 SPACES (1.9 SPACES PER 1,000 SF)

**NET DIFFERENCE:** + 70 SPACES

TOTAL PARKING PROVIDED:

PARKING LIFT: 173 SPACES SURFACE PARKING: 14 SPACES TOTAL: 187 SPACES

ADA PARKING REQUIRED (CBC TABLE 11B-208.2)\*: VAN ACCESSIBLE SPACE 1 SPACE STANDARD ACCESSIBLE SPACES 5 SPACES

6 SPACES TOTAL

ACCESSIBLE EV REQUIRED (CBC TABLE 11B-228.3.2.1)\*:

1 SPACE STANDARD ACCESSIBLE 1 SPACE 0 SPACES **AMBULATORY** 

MAJORITY OF PARKING SPACES, INCLUDING EV CHARGING SPACES, ARE PROVIDED IN AUTOMATED PARKING LIFT STRUCTURE. FOR MORE INFORMATION, \*\* SEE SHEET A6.6.

**EV CHARGING SPACES REQ'D:** 

(MVCC 8.20.14 TABLE 101.10 & TABLE A5.106.5.3.2) EV2 CHARGERS 28 SPACES LEVEL 3/DC FAST CHARGERS 2 SPACES 30 SPACES TOTAL:

EV READY (REMAINDER) 157 SPACES

(2.9 SPACES/1,000 SF MAX) **EV CHARGING SPACES PROVIDED:** 

7 SPACES\* LEVEL 3/DC FAST CHARGERS 180 SPACES EV READY

### **BICYCLE PARKING REQ'D:**

OFFICE (EAST WHISMAN PLAN, TABLE 16) SHORT-TERM 18 BICYCLES (1 PER 2,000 SF) LONG-TERM 7 BICYCLES\*\* (1 PER 5,000 SF) TOTAL 25 BICYCLES MIN.

SHOWERS 1 SHOWER (1 UNISEX / 80,000 SF)

**HOTEL (CGBSC 5.106.4)** SHORT-TERM

10 BICYCLES (5% OF PARKING) LONG-TERM 10 BICYCLES\*\*(5% OF PARKING) TOTAL: 20 BICYCLES MIN.

### BICYCLE PARKING PROVIDED:

SHORT TERM 32 BICYCLES (+4 THAN REQ'D) LONG TERM 24 BICYCLES (+7 THAN REQ'D) TOTAL: 56 BICYCLES

LONG-TERM BICYCLE PARKING ROOM SHARED BETWEEN THE HOTEL AND OFFICE

# PROJECT DATA

**ADDRESS**: 500 & 550 ELLIS STREET APN: 160-54-025 & 160-54-016 (LOTS 2 & 3) SITE AREA: 94,027 SF (2.16 ACRES) LOT 2 40,001 SF (0.92 ACRES) LOT 3 54,026 SF (1.24 ACRES) SITE COVERAGE: EXISTING: 34.8% (32,734 SF/94,027 SF) PROPOSED: 48.2% (45,354 SF/ 94,027 SF) FLOOR AREA RATIO (F.A.R.): (EAST WHISMAN PLAN, TABLE 8) MAXIMUM F.A.R. (NON-RESIDENTIAL) ALLOWED BASE:

0.40 (37,611 SF) MAXIMUM W/ BONUS: 1.00 (94,027 SF) MAXIMUM F.A.R. (HOTEL) ALLOWED BASE: 1.00 (94,027 SF) MAXIMUM W/ BONUS: HOTEL 2.00 (188,054 SF) MAXIMUM W/ BONUS: MIXED-USE HOTEL 2.50 (235,068 SF) EXISTING: 0.37 0.33 LOT 3

PROPOSED: 0.40 = 0.40 (OKAY)OFFICE (37,611 SF/94,027 SF) **1.79** < 2.00 (OKAY) HOTEL (168,647 SF/94,027 SF) **0.79** (+74,620 SF) /1 /2 BONUS HOTEL FAR REQUESTED MIXED-USE HOTEL + OFFICE **2.19** < 2.50 (OKAY)

W/ PARKING LIFT STRUCTURE (206,258 SF/94,027 SF)

**ZONING:** EMPLOYMENT CHARACTER AREA SPECIAL FLOOD HAZARD ZONE: FEMA ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

**PRECISE PLAN:** EAST WHISMAN PRECISE PLAN **USE:** EXISTING USE: OFFICE PROPOSED USE: HOTEL W/ STRUCTURED PARKING + OFFICE W/ STRUCTURED PARKING

\*SEE SHEETS A1.0 - A1.2 FOR FULL BUILDING CODE ANALYSIS

TYPE OF CONSTRUCTION: HOTEL: TYPE 1A, TYPE II-B LOWER, TYPE III-A UPPER OFFICE: TYPE V-B

SPRINKLERS: NFPA-13 **OCCUPANCIES:** HOTEL: R-1, A-2, B, S-2 OFFICE: B, S-2

**NUMBER OF STORIES:** 

EXISTING 1 STORY OFFICE: 2 STORIES 6 STORIES

BUILDING HEIGHT: SEE ELEVATIONS ON SHEETS A5.0-A5.5 & CODE ANALYSIS 100'-0" (PER EWPP), 85'-0" O/ UNLIMITED (PER CBC) ALLOWABLE:

PROPOSED OFFICE: 45'-0" (TOP OF STAIR TOWER), 49'-1/2" FROM CURB PROPOSED HOTEL: 89'-2" (TOP OF HOTEL TOWER), 89'-9 1/2" FROM CURB **EXISTING FLOOR AREAS:** 

OFFICE (LOT 2) 14,700 SF OFFICE (LOT 3) 18,034 SF 32,734 SF **OVERALL BUILDING AREAS:** 

37,611 SF OFFICE (LOT 2) 168,849 SF HOTEL (LOT 3) 206,460 SF

🔈 LANDSCAPE AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON SHEET A3.6 23,507 SF (25% OF LOT AREA)

**PROPOSED** 29,131 SF (31% OF LOT AREA) COMMON USEABLE OPEN AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON A3.5

REQUIRED: NON-RESIDENTIAL 5,191 SF (150 SF/1,000 SF x 34,608\* SF) \*EXCLUDING BACK-OF-HOUSE & LOBBIES PROPOSED: NON-RESIDENTIAL

5,202 SF (150 SF/1,000 SF) 4,020 SF (20 SF/ROOM x 201 ROOMS) REQUIRED: HOTEL PROPOSED: HOTEL 4,021 SF (20 SF/ROOM)

HOTEL BUILDING AREA: (SEE SHEET A 1.0 FOR FLOOR AREA DIAGRAMS) 1ST FLOOR:

**HOTEL** 19,960 SF PARKING 8,284 SF TOTAL 28,244 SF 2ND FLOOR: 22,601 SF HOTEL PARKING 10,240 SF TOTAL 32,841 SF 3RD FLOOR: HOTEL 22,601 SF PARKING 10,240 SF TOTAL 32,841 SF 4TH FLOOR: 22,601 SF HOTEL PARKING 10,240 SF TOTAL 32,841 SF 5TH FLOOR: 20,940 SF **6TH FLOOR** 20,940 SF 168,647 SF

GROSS (PARKING EXCLUDED) 129,643 SF OFFICE BUILDING AREA: (SEE SHEET A1.1 FOR FLOOR AREA DIAGRAMS) 1ST FLOOR:

OFFICE 17,720 SF BIKE PARKING/SHOWER\* 566 SF\* TOTAL 18,286 SF 2ND FLOOR: 19,891 SF 38,177 SF 37,611 SF GROSS (AREAS MARKED WITH \* EXCLUDED)

# **PROJECT DIRECTORY**

PROJECT APPLICANT TBA C/O DAN CUNNINGHAM

3197 PARK BOULEVARD PALO ALTO, CA 94306 ATTN: DAN CUNNINGHAM

> PHONE: (650) 849-9900 DAN.CUNNINGHAM@VANCEBROWN.COM EMAIL:

### **ARCHITECT**

ARRIS STUDIO ARCHITECTS 1327 ARCHER STREET, SUITE 220 SAN LUIS OBISPO, CA 93401 ATTN: THOM JESS PHONE: (805) 547-2240 EMAIL: TJESS@ARRIS-STUDIO.COM

### **ELECTRICAL ENGINEER (PHOTOMETRICS)**

JMPE ELECTRICAL ATTN: JOHN MALONEY PHONE: (805) 569-9216 EMAIL: MALONEY@JMPE.COM

### LANDSCAPE ARCHITECT

SWA GROUP ATTN: RENE BIHAN PHONE: (415) 254-4652 EMAIL: RBIHAN@SWAGROUP.COM

### **CIVIL ENGINEER**

HOHBACH-LEWIN, INC. **BILL HENN** ATTN:

PHONE: (650) 617-5930 x263 EMAIL: BHENN@HOHBACH-LEWIN.COM

# APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA HISTORICAL BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

& MOUNTAIN VIEW AMENDMENTS (MVGBC) 2022 CALIFORNIA REFERENCE STANDARDS CODE

10. NATIONAL FIRE CODE (NFPA)

11. LOCAL MUNICIPAL CODE

# CONSTRUCTION STAGING

CONSTRUCTION STAGING AND TRAFFIC CONTROL PLANS REQUIRED AS PART OF THE BUILDING PERMIT SUBMITTAL.

PARKING FOR CONSTRUCTION MUST BE PROVIDED ON SITE.

# **DEFERRED PERMITS**

FIRE UNDERGROUND SERVICE

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER MONITORING/ FIRE ALARM SYSTEM

SIGNAGE (SHOWN FOR REFERENCE ONLY) /2\

# **SETBACKS**

### **SETBACKS:**

10', 5' FROM ELLIS ST. ACTIVE PRIORITY FRONTAGES 15', 10' FROM ELLIS ST. OTHER FACADES MAXIMUM 20' FROM ELLIS ST.

### **RIGHT-OF-WAY ENCROACHMENTS:**

MINOR ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS, CANOPIES AND SIGNAGE, MAY ENCROACH INTO THE PUBLIC RIGHT-OF-WAY, SUBJECT TO CITY APPROVAL. THESE ENCROACHMETS SHALL BE LOCATED AT LEAST 8' ABOVE GRADE.

### **SETBACK ENCROACHMENTS:**

MAJOR ARCHITECTURAL ELEMENTS, SUCH AS BALCONIES AND BAY WINDOWS, MAY ENCROACH INTO THE FRONT SETBACK AREAS A MAXIMUM OF 5', PROVIDED THE TOTAL AREA OF ALL ELEMENTS DOES NOT EXCEED 35% OF THE BUILDING FACADE AREA.

# **SHEET INDEX**

**ARCHITECTURAL** COVER SHEET PROJECT DATA PROJECT DATA

A0.2 LEED CHECKLIST, PUBLIC WORKS & EPA REQ'S CALGREEN MEASURES

DESIGN CONSISTENCY MATRIX DESIGN CONSISTENCY MATRIX A0.5 DESIGN EXCELLENCE STRATEGY DESIGN EXCELLENCE STRATEGY

DESIGN EXCELLENCE STRATEGY CODE ANALYSIS EXIT & OCCUPANCY DIAGRAM - HOTEL EXIT & OCCUPANCY DIAGRAM - OFFICE

FLOOR AREA DIAGRAM - HOTEL FLOOR AREA DIAGRAM - OFFICE CONTEXTUAL SITE PHOTOS

CONTEXTUAL SITE PHOTOS CONTEXTUAL SITE PHOTOS A2.0 PERSPECTIVES PERSPECTIVES

PERSPECTIVES PERSPECTIVES (ALTERNATIVE) A2.3 PERSPECTIVES A2.4 PERSPECTIVES

PERSPECTIVES PERSPECTIVES A2.7 PERSPECTIVES

> BEFORE & AFTER RENDERINGS BEFORE & AFTER RENDERINGS **BEFORE & AFTER RENDERINGS**

EXISTING & DEMOLITION SITE PLAN ARCHITECTURAL SITE & FIRST FLOOR PLAN SETBACKS & EASEMENTS DIAGRAM CIRCULATION DIAGRAM

A3.4 FIRE SAFETY DIAGRAM OPEN SPACE DIAGRAM LANDSCAPE DIAGRAM

SECOND FLOOR PLAN THIRD FLOOR PLAN A4.3 FOURTH FLOOR PLAN FIFTH FLOOR PLAN

SIXTH FLOOR PLAN **ROOF PLAN ENLARGED PLANS - GUESTROOMS** ENLARGED PLANS - TRASH & RECYCLING

**BUILDING ELEVATIONS - HOTEL BUILDING ELEVATIONS - HOTEL** BUILDING ELEVATIONS - HOTEL

BUILDING ELEVATIONS - HOTEL **BUILDING ELEVATIONS - OFFICE** A5.5 BUILDING ELEVATIONS - OFFICE

BUILDING SECTIONS - HOTEL **BUILDING SECTIONS - HOTEL** 

**BUILDING SECTIONS - OFFICE** STREET CROSS SECTIONS & DETAILS STREET CROSS SECTIONS & DETAILS

PASEO CROSS SECTIONS PARKING LIFT INFORMATION SITE DETAILS

A6.8 STREET & DRIVEWAY DETAILS

COLORS & MATERIALS - HOTEL COLORS & MATERIALS - OFFICE FACADE DIAGRAM & WALL DETAILS **FACADE DIAGRAM & WALL DETAILS** A8.1

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS

ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS A8.5 ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS

A9.0 SOLAR STUDY ARCHITECTURAL: 74

**ELECTRICAL** SL-1 SYMBOLS & LIGHTING DATASHEETS SL-2 SITE LIGHTING PHOTOMETRIC PLAN

ELECTRICAL: 2 LANDSCAPE L0.00 COVER SHEET

NOTES, LEGENDS AND SCHEDULES TREE INVENTORY

TREE INVENTORY TREE DISPOSITION & PROTECTION PLAN TREE COVERAGE PLAN - EXISTING CONDITIONS

TREE COVERAGE PLAN - AT CONSTRUCTION COMPLETION TREE COVERAGE PLAN - 5-10 YEARS

TREE COVERAGE PLAN - FULL GROWTH L1.01 LAYOUT & MATERIAL PLAN

L3.01 SECTIONS L3.02 SECTIONS

L4.00 PLANTING SCHEDULE & NOTES TREE PLANTING PLAN L4.01 UNDERSTORY PLANTING PLAN L4.02

PLANTING DETAILS L5.00 **IRRIGATION NOTES & LEGEND IRRIGATION PLAN** HYDROZONE PLAN IRRIGATION DETAILS

IRRIGATION DETAILS L5.04 IRRIGATION DETAILS IRRIGATION WATER CALCULATIONS

WATER EFFICIENCY CHECKLIST L6.01 LIGHTING DIAGRAM L7.01 DETAILS L7.02 DETAILS

LANDSCAPE: 27

C1.0 COVER SHEET

TOPOGRAPHIC SURVEY PLAN C1.2 C2.0 DEMOLITION PLAN

GRADING AND DRAINAGE PLAN PAVEMENT PLAN C3.2 STORM WATER TREATMENT PLAN UTILITY PLAN C4.0

C5.0 EROSION CONTROL PLAN C5.1 EROSION CONTROL DETAILS CIVIL: 10

### TOTAL: 113 **VICINITY MAP**

# PROJECT SITE





1327 ARCHER STREET, STE. 23 SAN LUIS OBISPO, CA 9340 THOMAS E. JESS ARCHITECT (CA) #C27068 STEPHEN A. RIGÓR ARCHITECT (CA) #C33672

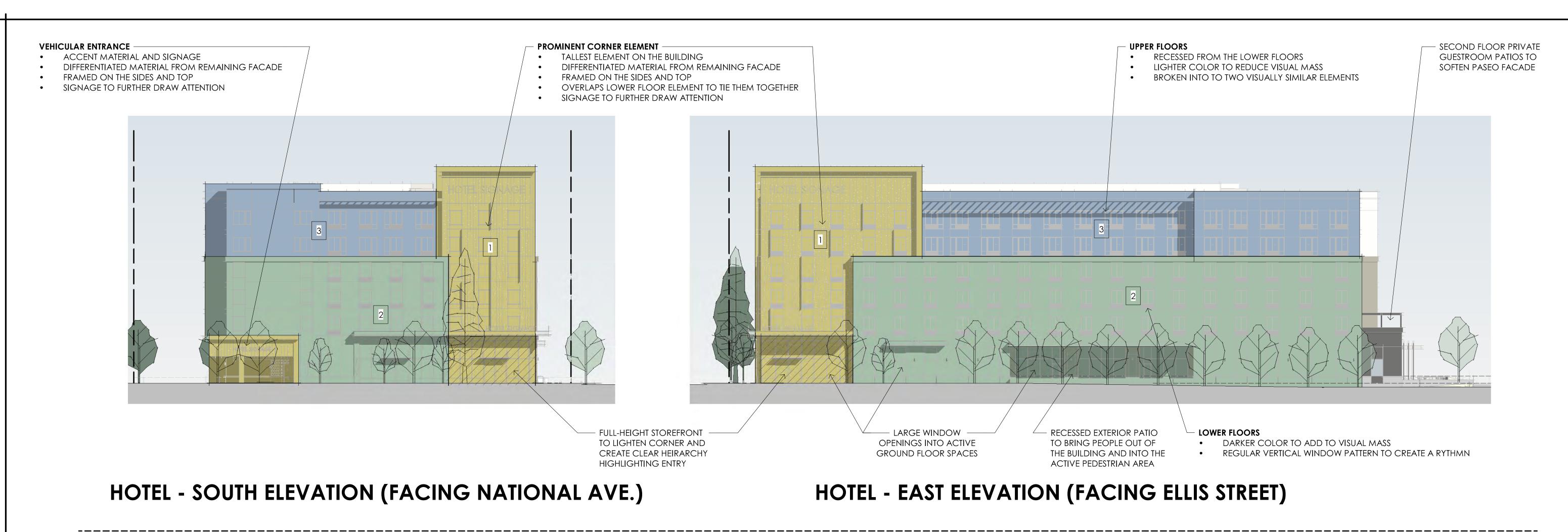
500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

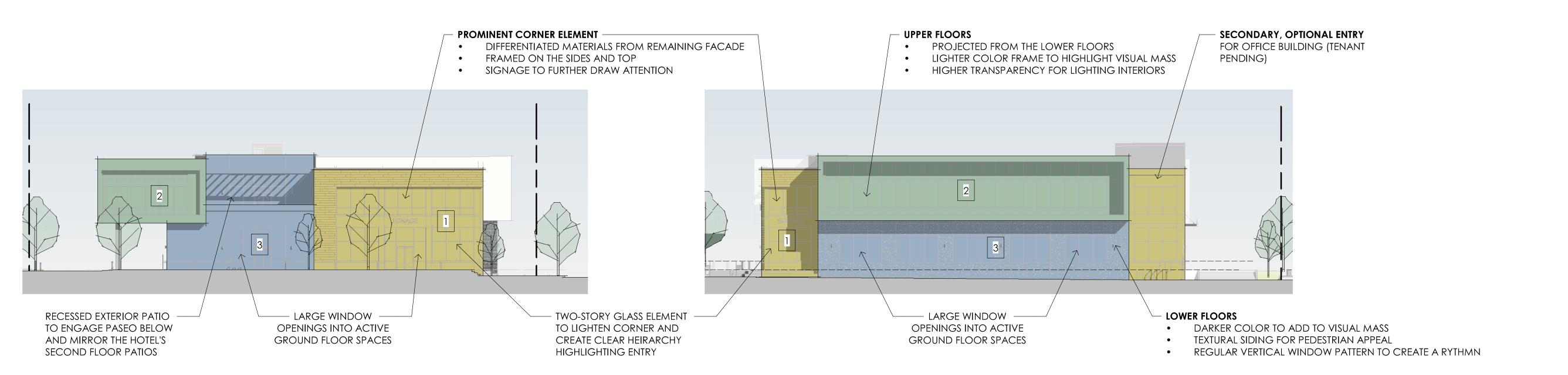
PROJECT DATA

11x17:

05/10/2023

**A0.1** 





OFFICE - SOUTH ELEVATION (FACING PASEO)

OFFICE - EAST ELEVATION (FACING ELLIS STREET)



500 & 550 ELLIS ST.

DESIGN EXCELLENCE STRATEGY

24x36: 1"=20' 11x17: 1"=40' Sheet

# HOTEL SIGNAGE HOTEL SIGNAGE HOTEL SIGNAGE

### STREET WALL & FACING ELLIS:

THE HOTEL AND OFFICE USE PROJECTED ROOFS OR AWNINGS TO BREAK THE STREET WALL'S VERTICAL PLANE AND REDUCE THE VISUAL MASSING TO A HUMAN SCALE. THE GROUND FLOOR IS TALL TO PROVIDE NATURAL LIGHT AND HIGH CEILINGS WITHIN THE HOTEL AND OFFICE.

### OPEN SPACE & LANDSCAPE:

THE PROJECT SITE FEATURES SEVERAL HERITAGE TREES THAT ARE PROPOSED TO BE PRESERVED AS FOCAL POINTS AT HOTEL ENTRIES AND COURTYARDS. MULTIPLE OUTDOOR SPACES OF VARYING LEVELS OF PRIVACY AND ACTIVITY ARE PROVIDED AT GROUND FLOOR PATIOS AND THE PUBLIC PASEO, AND, AT THE OFFICE'S SECOND FLOOR PATIO OVERLOOKING THE PASEO. THESE AREAS GIVE BUILDING USERS AND MEMBERS OF THE PUBLIC OPPORTUNITIES FOR RECREATIONAL, SOCIAL, AND RELAXING EXPERIENCES.

### VISIBILITY & CONNECTION:

BOTH THE HOTEL AND OFFICE FEATURE LARGE SPANS OF GLAZING TO REVEAL INTERNAL ACTIVITY TO PEDESTRIANS AND ACTIVATE THE STREET. STOREFRONT AND GLAZING SYSTEMS ARE CONTRASTED BY SOLID, TEXTURED WALLS TO PROVIDE PRIVACY AND VISUAL INTEREST AS NEEDED.

UPPER LEVEL STEP BACKS TO REDUCE VISUAL MASSING

VARIATION IN HIGH QUALITY
WALL TEXTURES AND
NATURAL COLORS FOR
VISUAL INTEREST

STOREFRONT WITH
TRANSPARENT AND OPAQUE
PANEL ARTICULATION TO
BREAK UP THE WALL PLANE

FRAME WITH
GLAZING INFILL

CORNER FEATURE ELEMENT
WITH HIGHER QUALITY
MATERIALS, PROJECTED
AWNINGS & TOWER ROOF -

### **KEY CORNER & LANDMARK:**

IDENTIFIED AS A KEY CORNER LOCATION IN THE SPECIFIC PLAN, THE HOTEL IS MORE MONUMENTAL IN SCALE COMPARED TO THE PROPOSED OFFICE AND MOST SURROUNDING BUILDINGS. AT SIX STORIES, THE HOTEL COMPLEMENTS THE SIX-STORY DEVELOPMENT PROPOSED AT 600 ELLIS. INCREASED MATERIAL ARTICULATION AND TRANSPARENCY AT THE CORNER OF NATIONAL AND ELLIS PROVIDE A KEYSTONE FROM WHICH THE REST OF THE HOTEL MASSING SPREADS, APPEARING AS THE "LANTERN" GREETING VISITORS AND LOCALS DRIVING DOWN ELLIS STREET.

- TEXTURED WALL PANELS

PROJECTED AWNINGS
TO REDUCE SOLAR HEAT
GAIN AND DEMARCATE
ENTRIES

HIGH TRANSPARENCY
AT GROUND FLOOR
ACTIVE USES



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500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

DESIGN EXCELLENCE STRATEGY

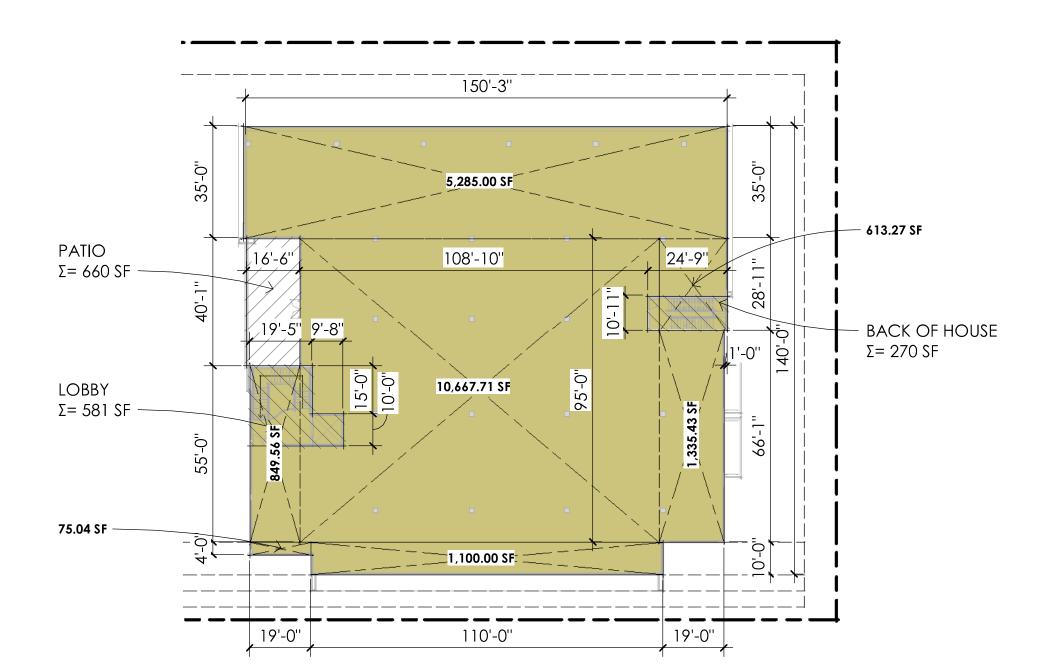
Date 05/10/2023
Scale 24x36: 11x17: Sheet

A0.9

DESIGN EXCELLENCE STRATEGY - DESIGN DRIVERS

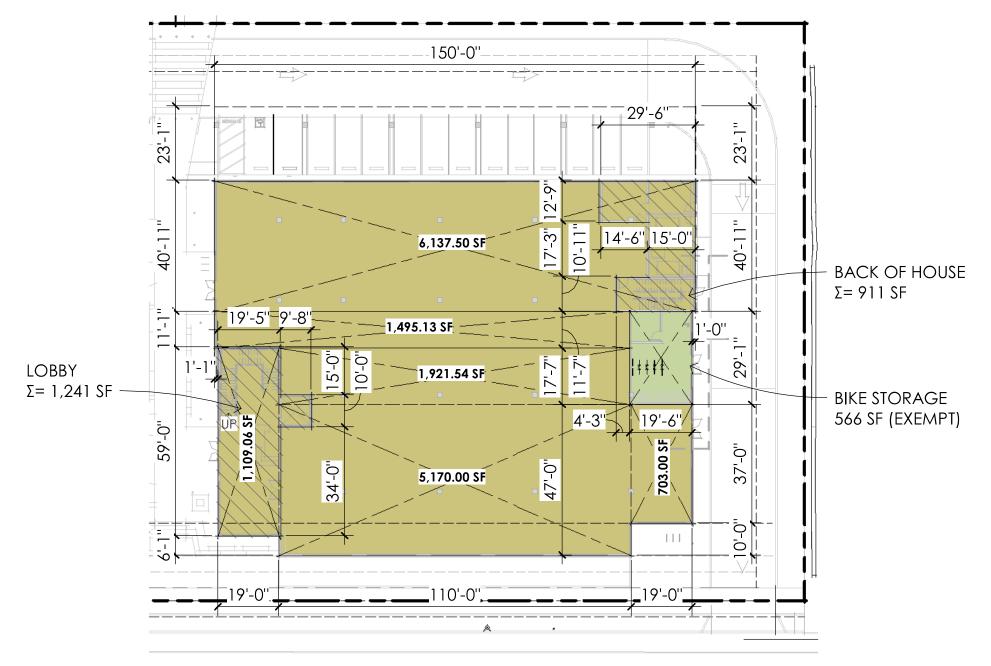
### **№ FLOOR AREA DIAGRAM - HOTEL** NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY 123'-8'' 125'-0'' 65'-7'' 52'-2" 64'-11'' 12.33 SF 2,699.36 SF 5,212.32 SF 5,245.62 SF 6,489.64 SF 6,519.56 SF 68'-0'' -10,239.93 SF 260.95 SF - 200.73 SF 8,283.84 SF 3,736.60 SF 3,486.85 SF =807.29 SF== = 746.00 SF 3,034.25 SF 2,062.63 SF 2,272.33 SF 2,134.49 SF 1,274.01 SF 1,275.46 SF 2,348.19 SF 3,172.64 SF 7,635.83 SF FIFTH FLOOR AREA DIAGRAM SECOND, THIRD & FOURTH FLOOR AREA DIAG. FIRST FLOOR AREA DIAGRAM 254'-10'' 125'-0'' 64'-11'' 64'-11'' 8'-10" PARKING SF BIKE PARKING SF **TOTAL SF BULDING SF** FIRST FLOOR 8,284 28,244 19,960 SECOND FLOOR 22,601 5,212.32 SF 6,489.64 SF 10,240 32,841 THIRD FLOOR 22,601 10,240 32,841 FOURTH FLOOR 22,601 10,240 32,841 FIFTH FLOOR 20,940 20,940 SIXTH FLOOR 20,940 20,940 TOTAL BUILDING AREA 39,004 168,647 129,643 3,034.25 SF 2,272.33 SF TOTAL SITE AREA 94,027 2,134.49 SF PROPOSED FAR 1.79 \*EAST WHISMAN PLAN, **BIKE PARKING BUILDING AREA SECTION 3.3.2.5** (EXEMPT FROM CALCS)\* 114'-6'' 68'-0'' PARKING AREA SIXTH FLOOR AREA DIAGRAM 05/10/2023 500 & 550 ELLIS ST. ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401 Scale 24x36: 1"=30" **CONTACT** 805,547,2240 ARRIS-STUDIO.COM MOUNTAIN VIEW, CA 11x17: 1"=60' STUDIO ARCHITECTS FLOOR AREA DIAGRAM -THOMAS E. JESS ARCHITECT (CA) #C27068 STEPHEN A. RIGOR A1.3 HOTEL ARCHITECT (CA) #C33672

# **FLOOR AREA DIAGRAM - OFFICE**



SECOND FLOOR AREA DIAGRAM

### NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY



FIRST FLOOR AREA DIAGRAM

BUILDING AREA	BUILDING SF	PARKING SF	BIKE PARKING SF	TOTAL SF
FIRST FLOOR	17,685	0	566	17,685
SECOND FLOOR	19,926	0	0	19,926
TOTAL BUILDING AREA	37,611	0	566	37,611
TOTAL SITE AREA				94,027
PROPOSED FAR				0.40





500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

FLOOR AREA DIAGRAM -

**OFFICE** 

Scale
24x36: 1"=30'
11x17: 1"=60'
Sheet

A 1.4

# CONTEXTUAL SITE PHOTOS - LOT 2 (OFFICE)



A VIEW FROM ELLIS ST. (LOOKING NORTHWEST)





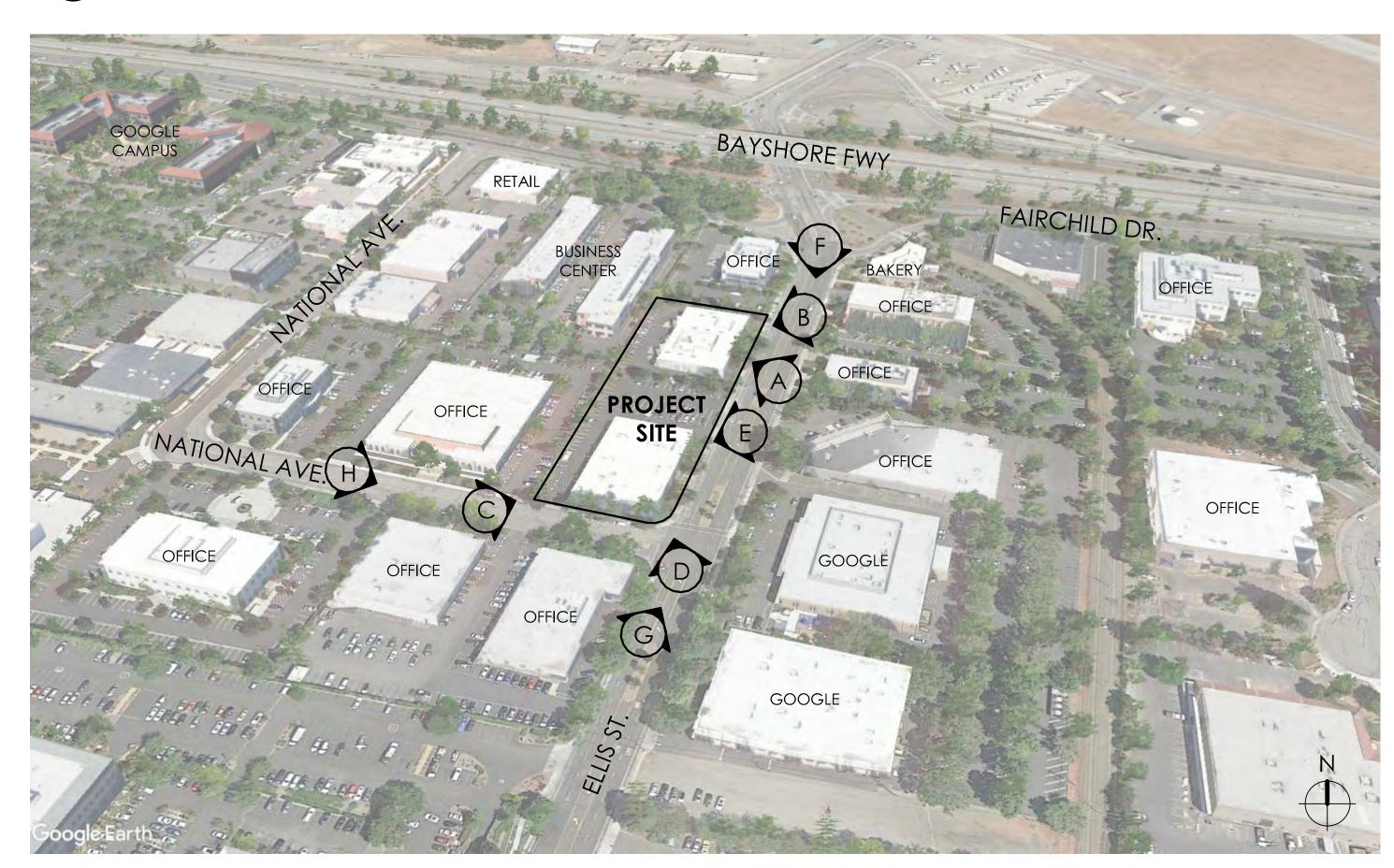
B VIEW FROM CORNER OF ELLIS ST. (LOOKING SOUTHWEST)



# CONTEXTUAL SITE PHOTOS - LOT 3 (HOTEL)



© VIEW FROM NATIONAL AVE. (LOOKING NORTHEAST)





D VIEW FROM CORNER OF ELLIS ST. & NATIONAL AVE. (LOOKING NORTH)



E VIEW FROM ELLIS ST. (LOOKING SOUTHWEST)



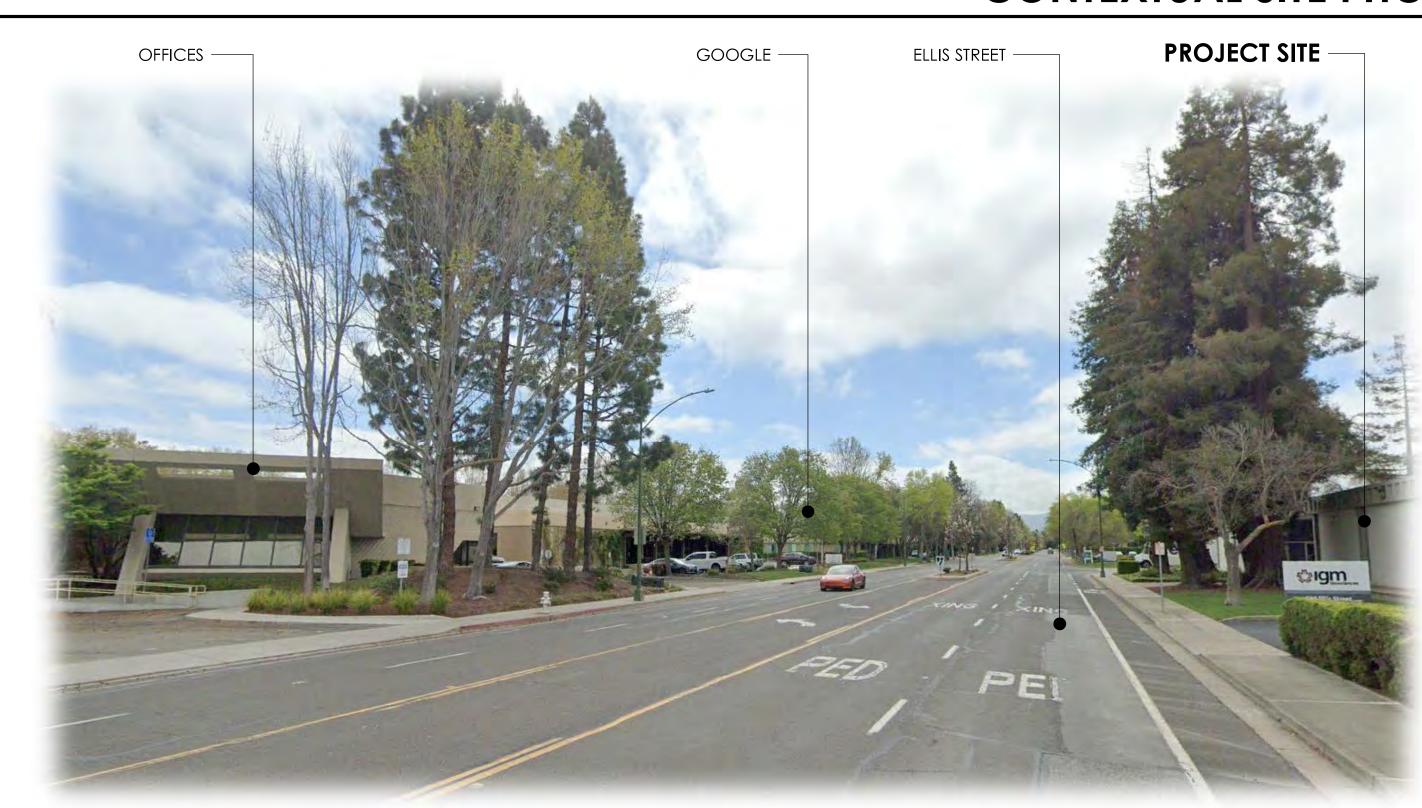
500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

CONTEXTUAL SITE PHOTOS

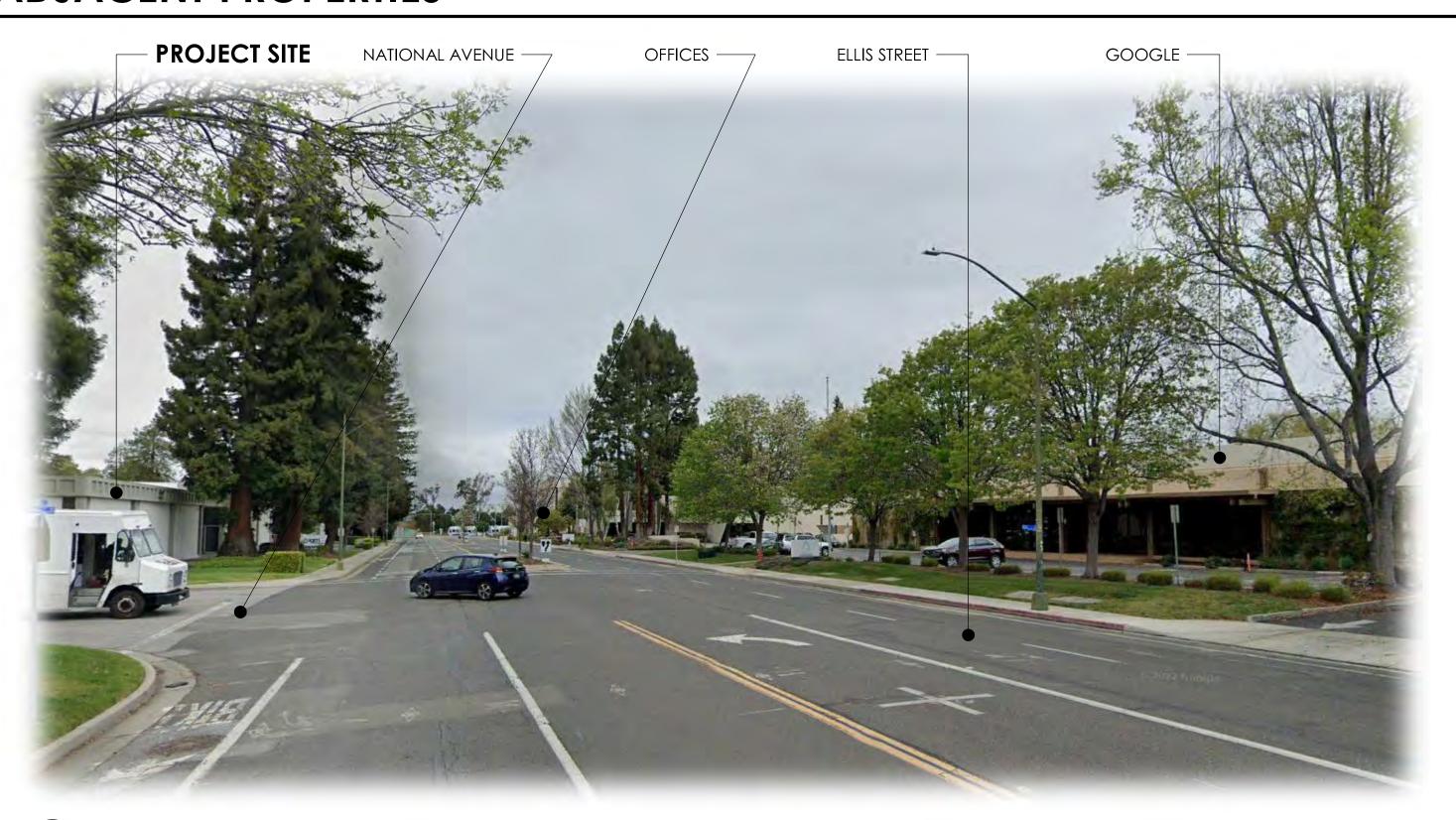
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# CONTEXTUAL SITE PHOTOS - ADJACENT PROPERTIES



F VIEW FROM ELLIS ST. (LOOKING SOUTH)





© VIEW FROM ELLIS ST. (LOOKING NORTH)



H VIEW FROM NATIONAL AVE. (LOOKING EAST)



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

CONTEXTUAL SITE PHOTOS



**VIEW OF HOTEL FROM ELLIS STREET & NATIONAL AVENUE** 



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

Date 05/10/2023
Scale 24x36: NTS 11x17:
Sheet **A2.0** 



VIEW OF HOTEL FROM ELLIS STREET (SOUTHWEST)



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

Date
05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A 2.1





500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

PERSPECTIVES

Date 05/10/2023 Scale 24x36: NTS 11x17: Sheet **A2.2** 



△ VIEW OF OFFICE FROM ELLIS STREET (NORTHEAST) - OPTION B



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

PERSPECTIVES
(ALTERNATIVE)

05/10/2023
Scale
24x36: NTS
11x17:
Sheet



VIEW OF PASEO FROM ELLIS STREET (SOUTH)



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.3



VIEW OF PASEO FROM REAR DRIVEWAY (NORTH)



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

PERSPECTIVES

05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.4



**△ VIEW OF PASEO FROM NORTH ENTRY** 



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

**PERSPECTIVES** 

05/10/2023
Scale
24x36: NTS
11x17:
Sheet





500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PERSPECTIVES

05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.6



VIEW OF HOTEL PORTE COCHERE (FACING NATIONAL AVE.)



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

**PERSPECTIVES** 

05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.7



# **ELLIS STREET & NATIONAL AVENUE - EXISTING**



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

BEFORE & AFTER RENDERINGS

Date 05/10/2023 Scale 24x36: NTS 11x17: Sheet **A2.8** 



ELLIS STREET & NATIONAL AVENUE - PROPOSED



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

BEFORE & AFTER RENDERINGS

05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.9



NATIONAL AVENUE - EXISTING



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

BEFORE & AFTER RENDERINGS

Date
05/10/2023
Scale
24x36: NTS
11x17:
Sheet

A2.10



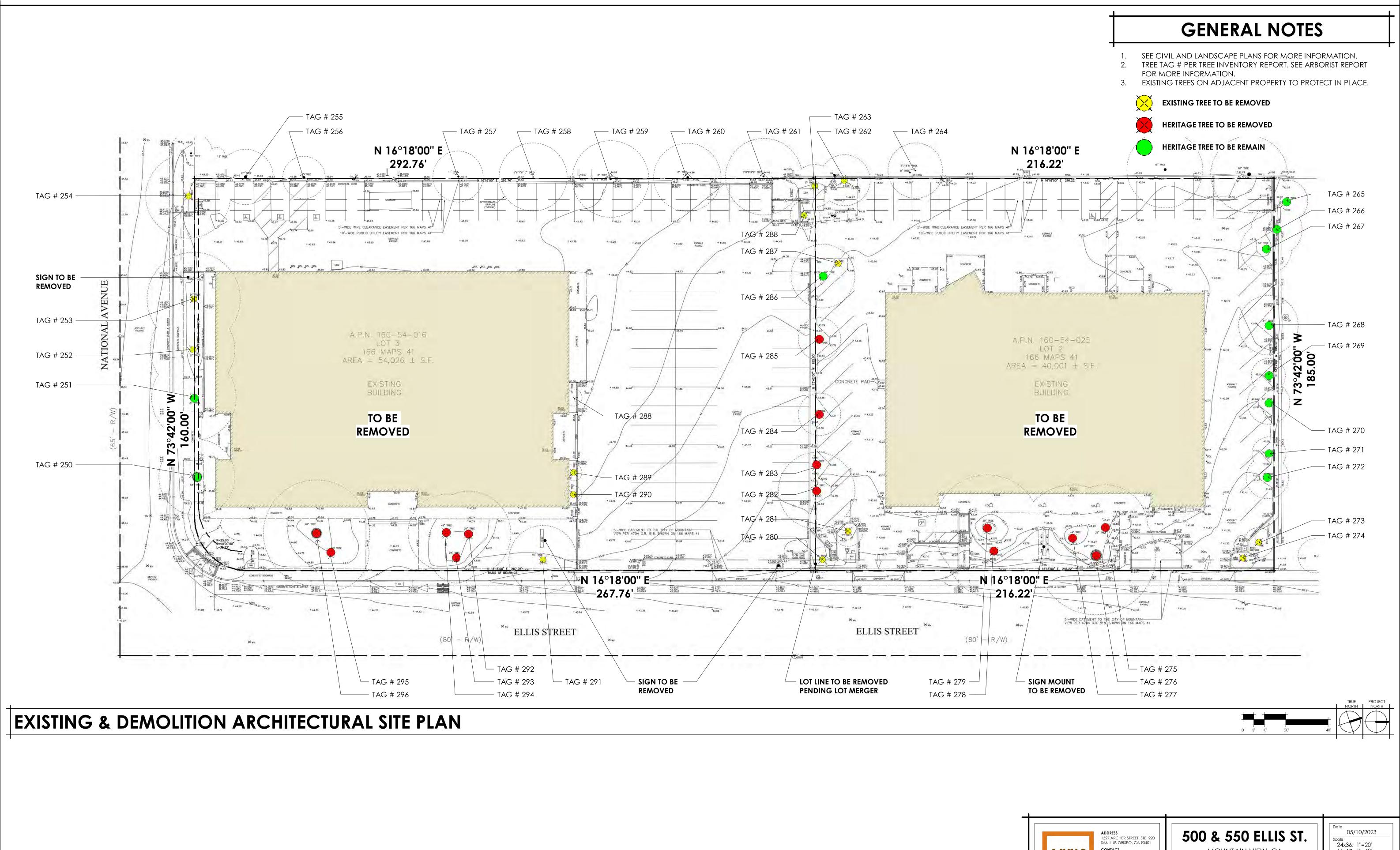
NATIONAL AVENUE - PROPOSED



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

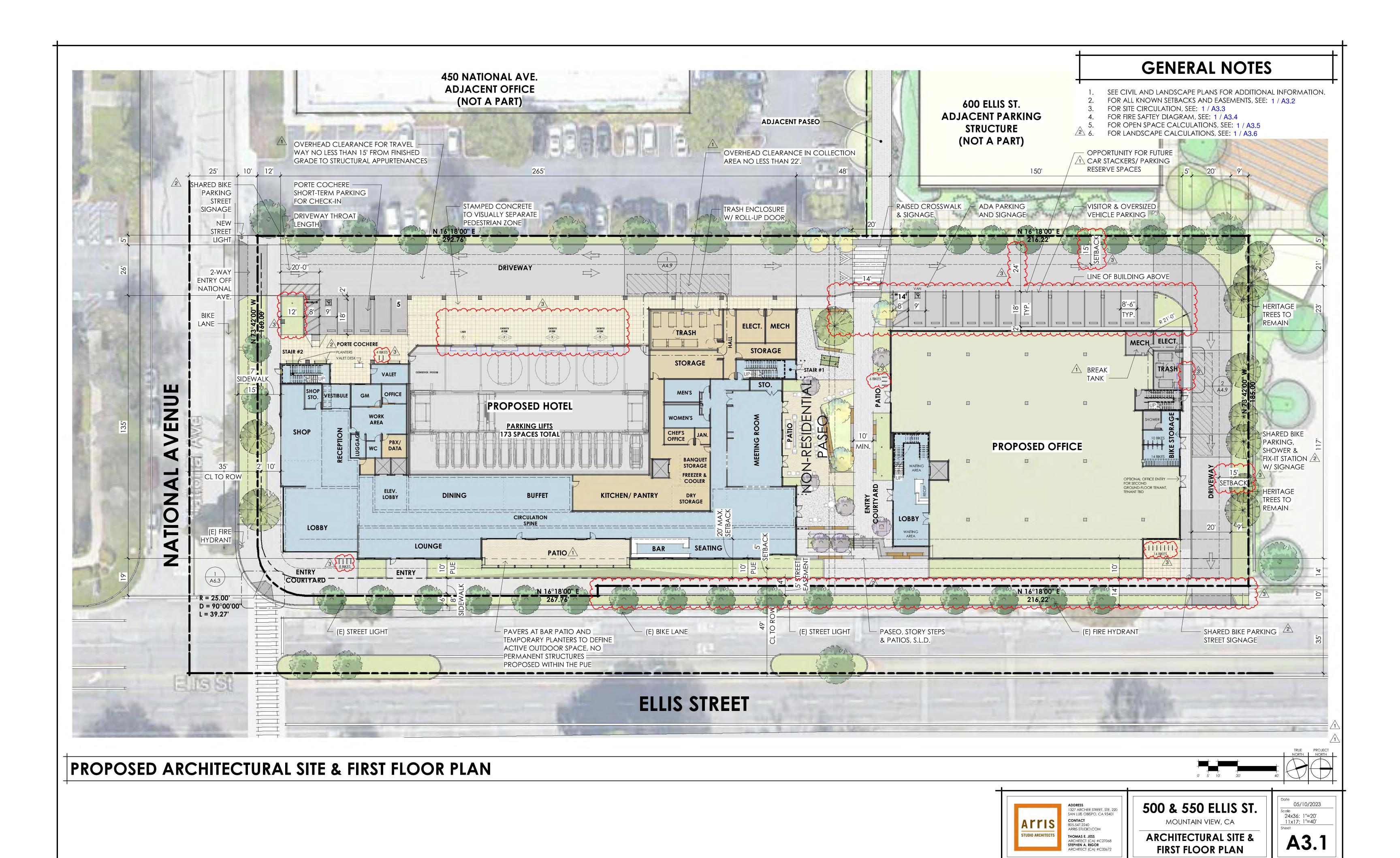
BEFORE & AFTER RENDERINGS

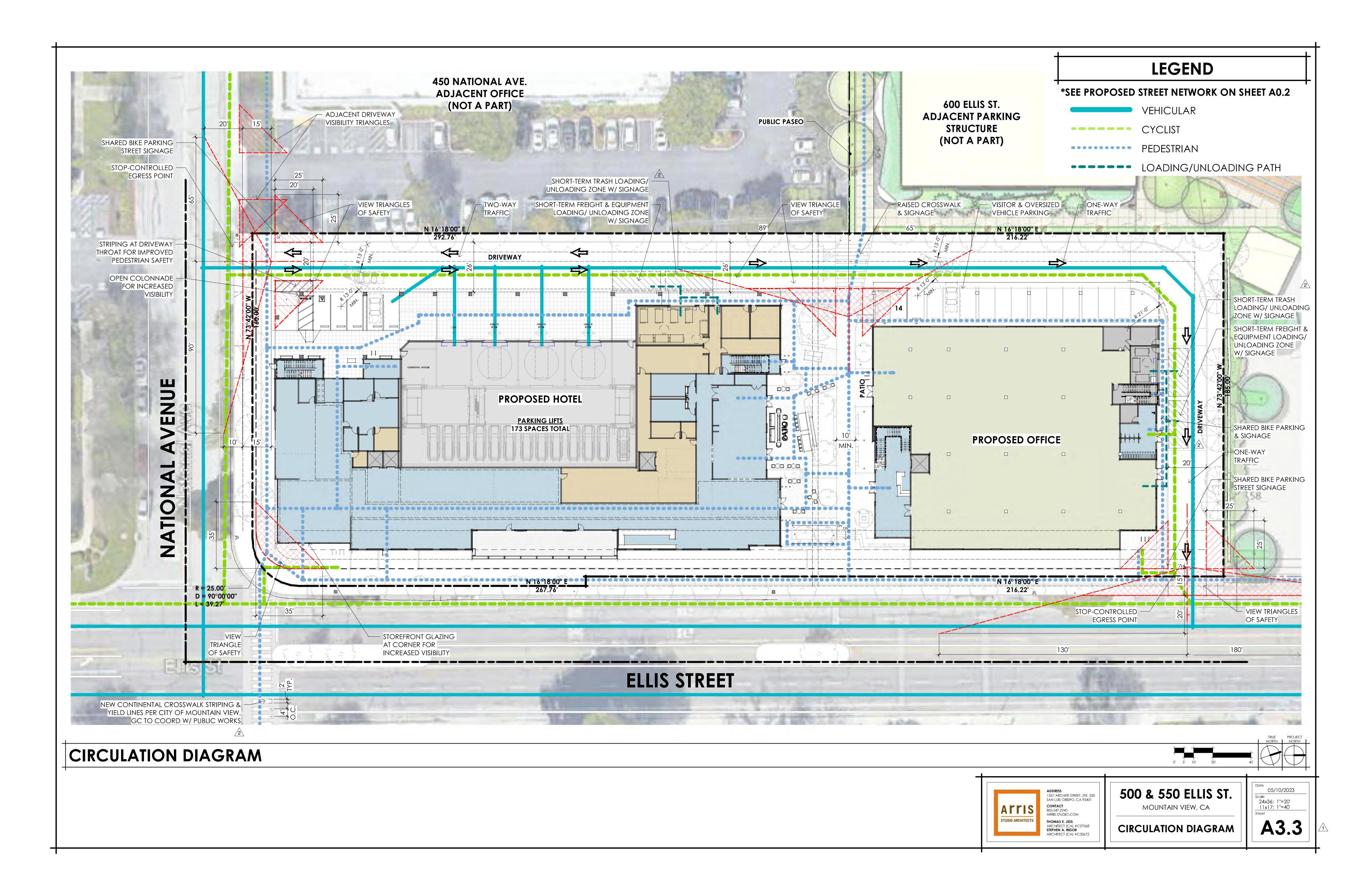
Scale 24x36: NTS 11x17: Sheet **A2.11** 



MOUNTAIN VIEW, CA

**EXISTING & DEMOLITION** SITE PLAN





	UNIT TYPE			
FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:

KING STUDIOS:

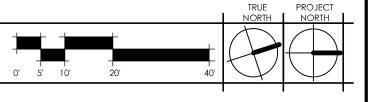
DOUBLE QUEEN STUDIOS:

SUITES:

111 ROOMS (55%) 70 ROOMS (35%) 20 ROOMS (10%)



SECOND FLOOR PLAN





500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

SECOND FLOOR PLAN

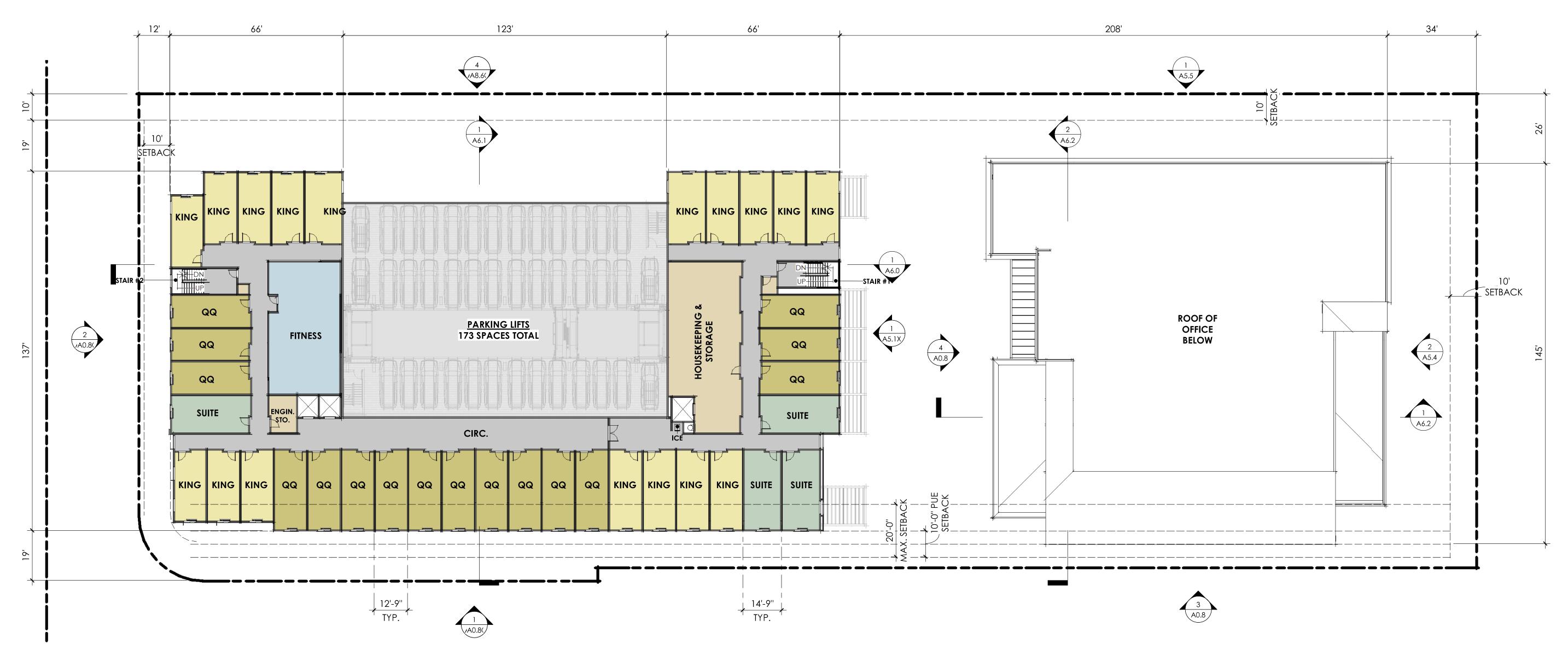


FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

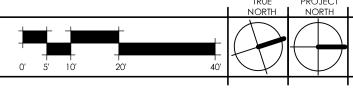
### **GUEST ROOM MIX:**

KING STUDIOS: 111 RC
DOUBLE QUEEN STUDIOS: 70 ROC
SUITES: 20 ROC

111 ROOMS (55%) 70 ROOMS (35%) 20 ROOMS (10%)



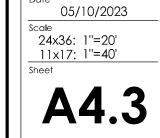
L03-PROPOSED-THIRD FLOOR





500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

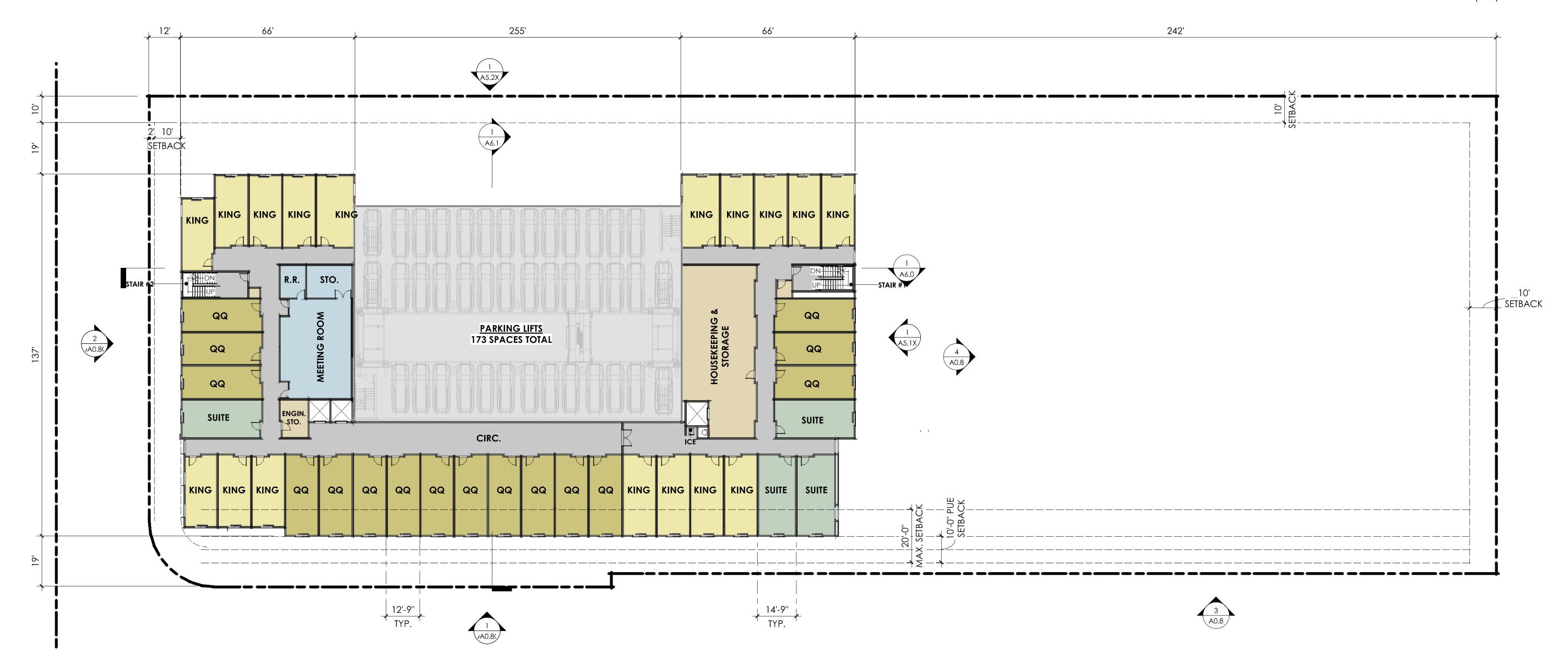
THIRD FLOOR PLAN



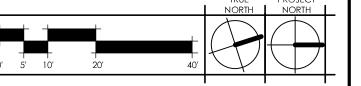
	UNIT TYPE			
FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

### **GUEST ROOM MIX:**

KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



FOURTH FLOOR PLAN





500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

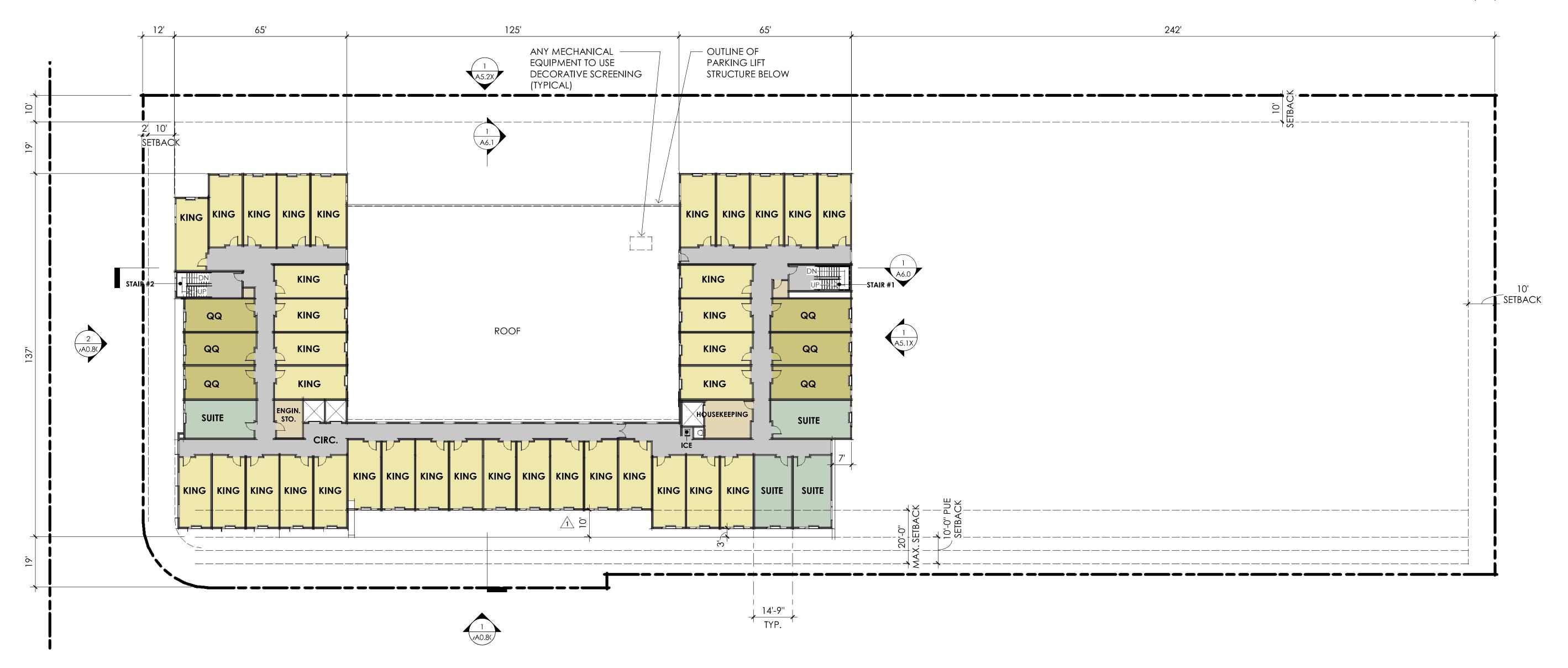
FOURTH FLOOR PLAN

Scale 24x36: 1"=20' 11x17: 1"=40' Sheet

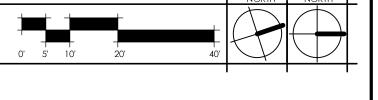
FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

### **GUEST ROOM MIX:**

KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



FIFTH FLOOR PLAN





500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

FIFTH FLOOR PLAN

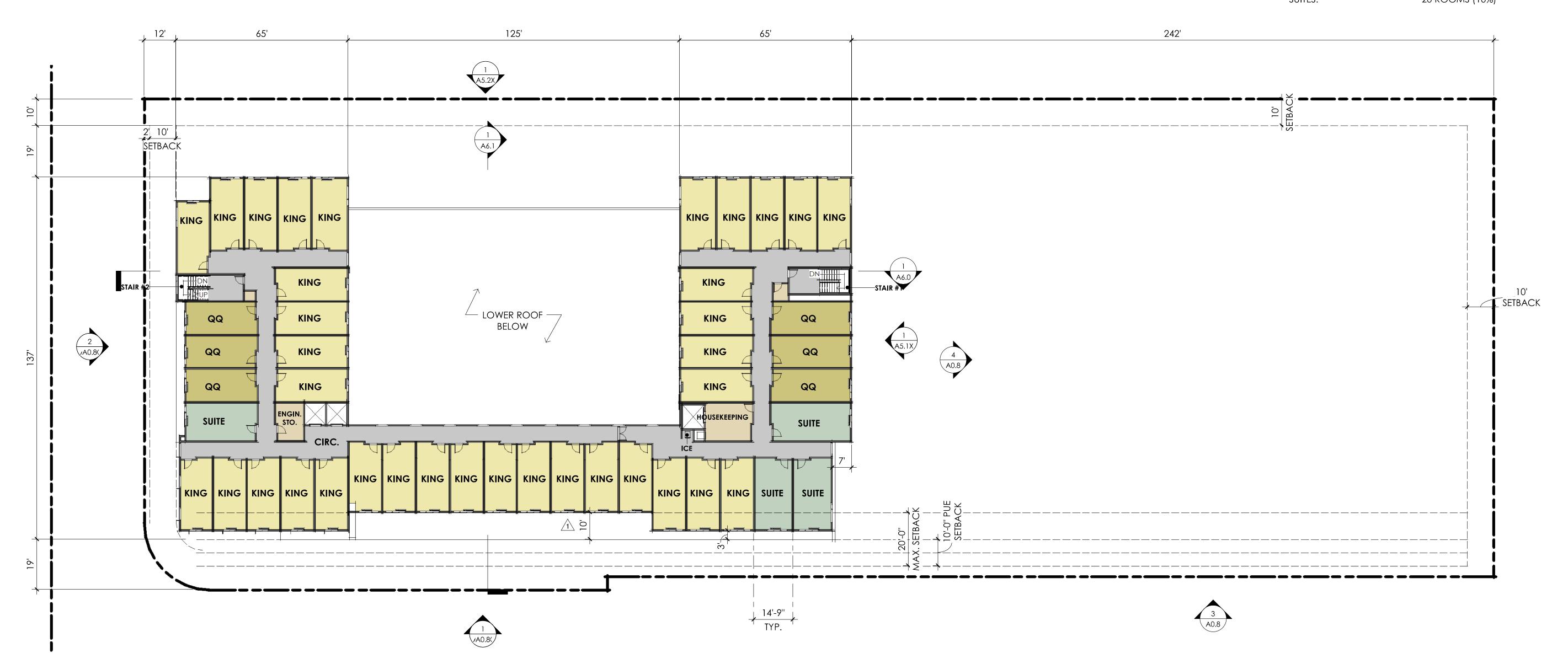
Scale
24x36: 1"=20'
11x17: 1"=40'
Sheet

A4.5

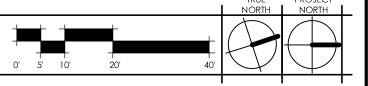
	UNIT TYPE			
FLOOR LEVEL	KING	DOUBLE QUEEN	SUITE	TOTAL
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

### **GUEST ROOM MIX:**

KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)



SIXTH FLOOR PLAN





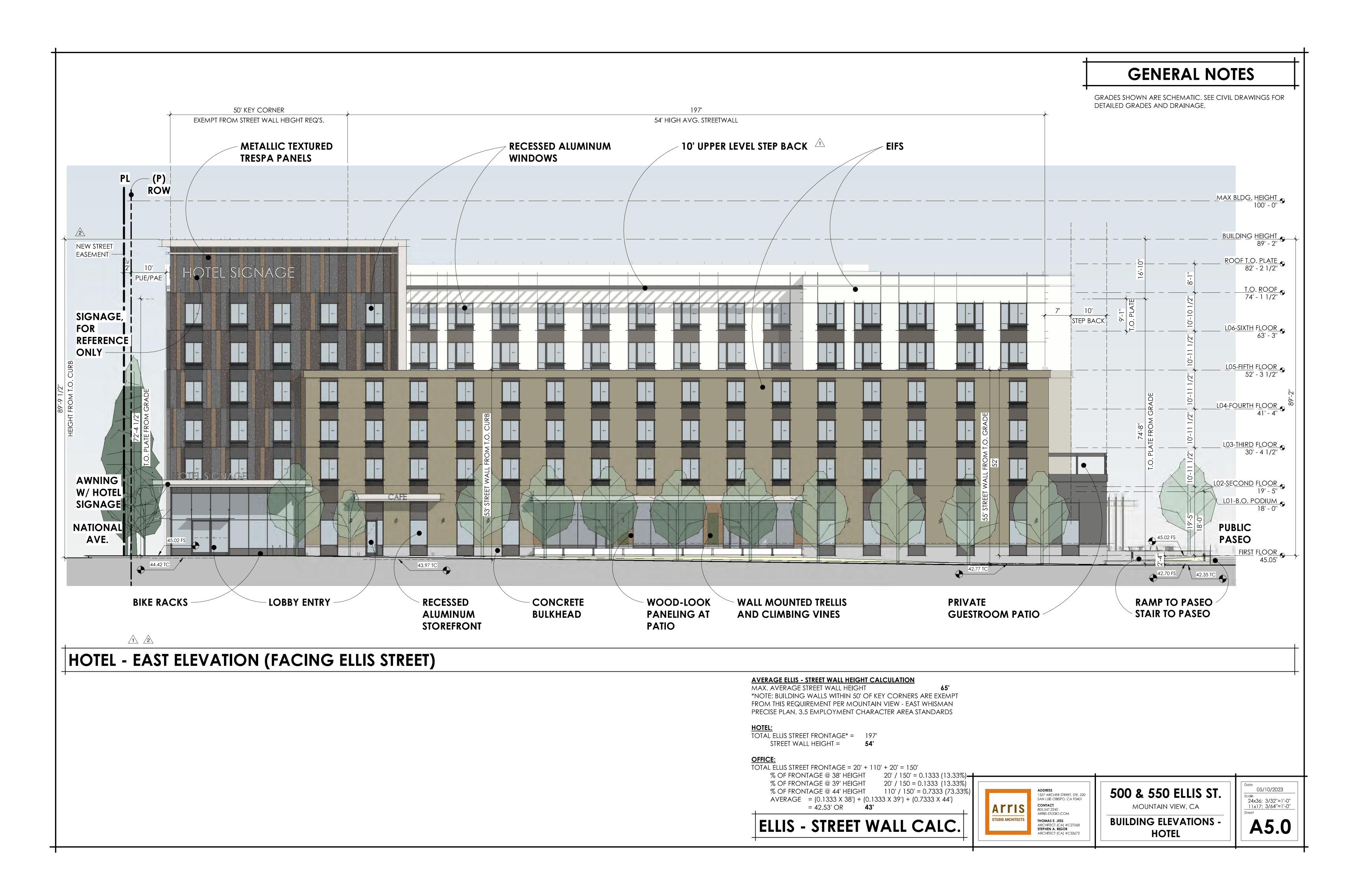
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

MOUNTAIN VIEW, CA

Scale 24x36: 1"=20' 11x17: 1"=40' Sheet

05/10/2023

SIXTH FLOOR PLAN



GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - NORTH ELEVATION (FACING PUBLIC PASEO & OFFICE)

1 2



500 & 550 ELLIS ST.

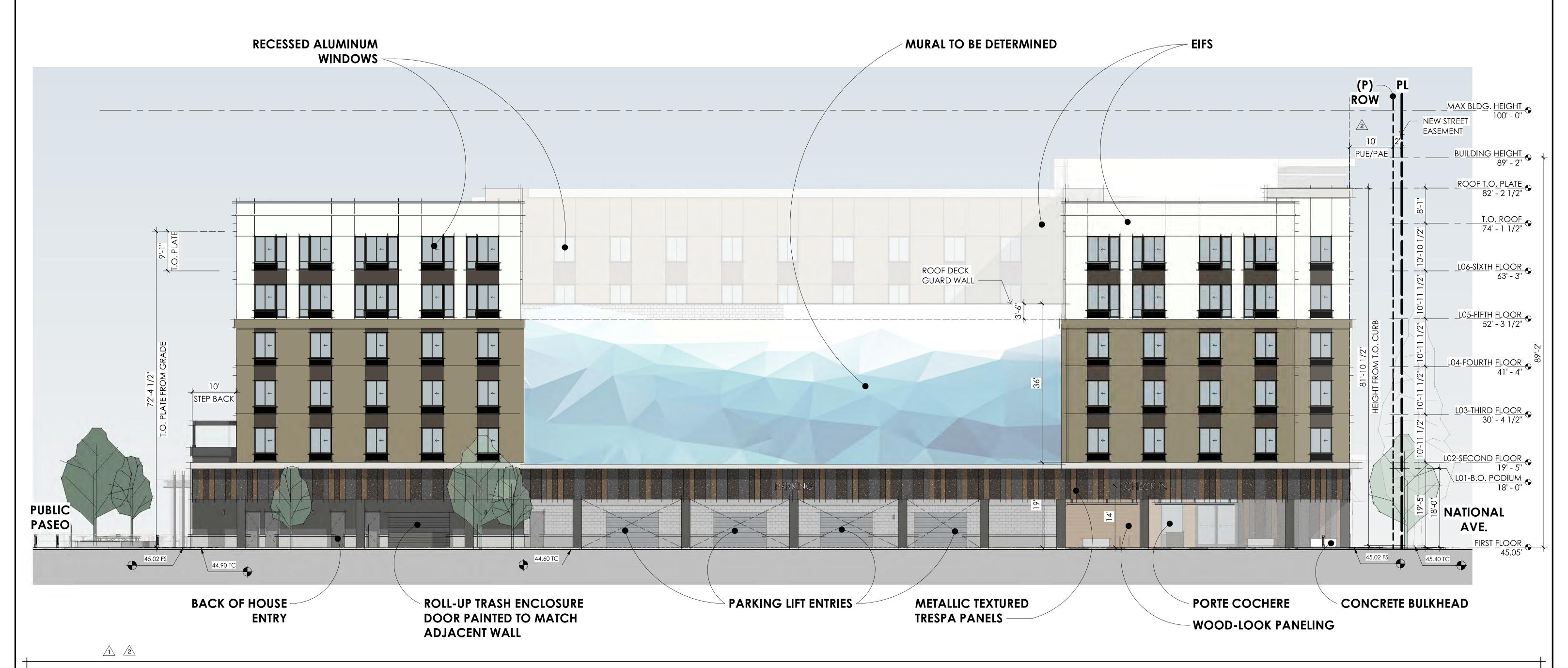
MOUNTAIN VIEW, CA

HOTEL

BUILDING ELEVATIONS -

Scale
24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



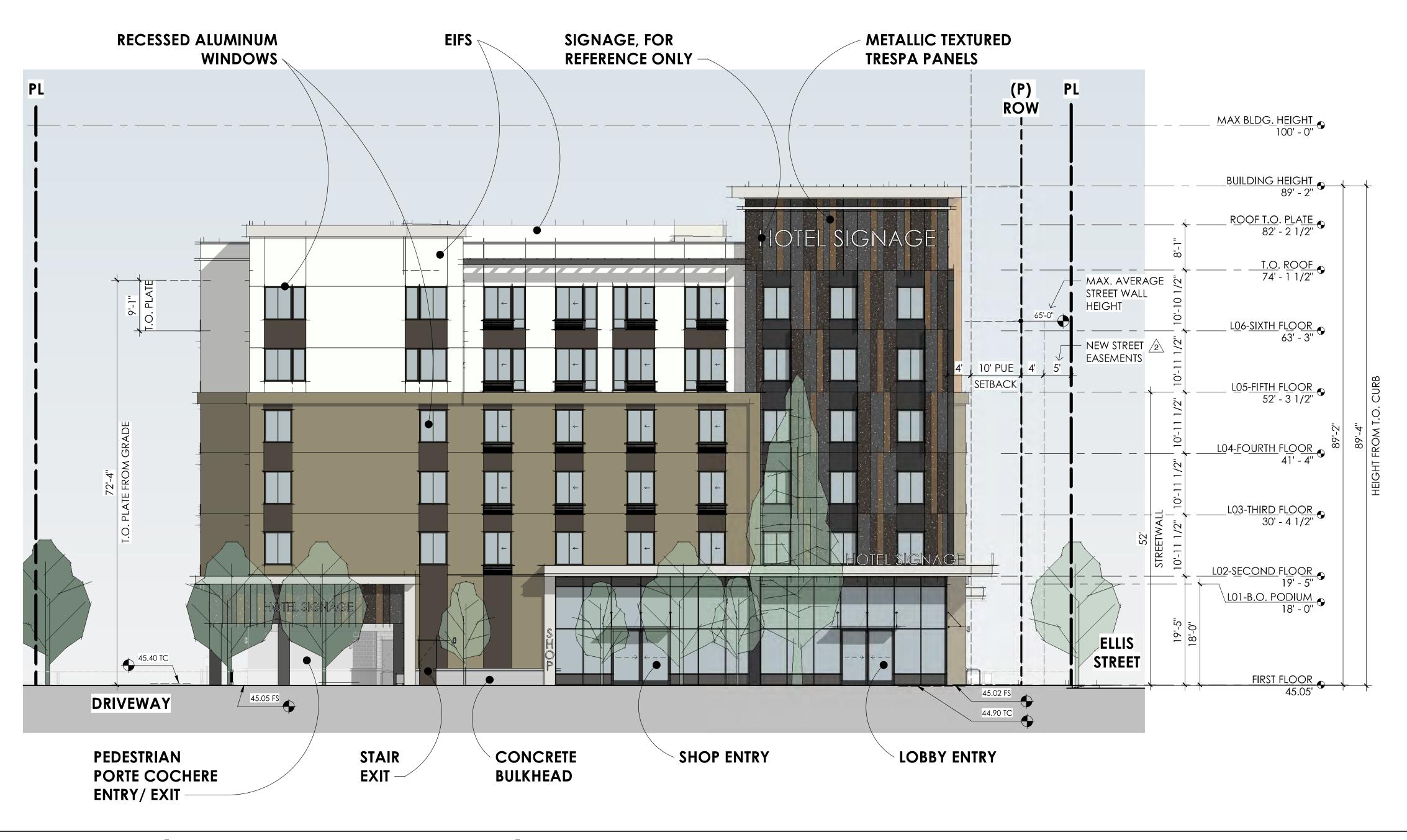
HOTEL - WEST ELEVATION (FACING 450 NATIONAL AVENUE)



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

BUILDING ELEVATIONS -HOTEL

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



1 2

HOTEL - SOUTH ELEVATION (FACING NATIONAL AVENUE)



500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

BUILDING ELEVATIONS - HOTEL

Date 05/10/2023
Scale 24x36: 3/32"=1'-0" 11x17: 3/64"=1'-0" Sheet

### **EIFS WOOD-LOOK PANELING** 110' 38' STREET WALL 44' STREET WALL / 39' STREET WALL OPTIONAL SECONDARY ENTRY (TENANT TBD) LO5-BUILDING HEIGHT (OFFICE) 45' - 0" LINE OF LOWER ROOF L02-T.O.P. (OFFICE) LO2-SECOND FLR (OFFICE) PUBLIC PASEO DRIVEWAY FIRST FLOOR 45.05' STAIR TO LOBBY **RECESSED ALUMINUM** TEXTURED FIBER TO BIKE STORAGE BRAKE PASEO 1 2 ENTRY **METAL STOREFRONT CEMENT PANELS** BIKE RACKS OFFICE - EAST ELEVATION (FACING ELLIS STREET)

### RECESSED ALUMINUM TEXTURED FIBER **EIFS ALUMINUM STOREFRONT CEMENT PANELS STOREFRONT** PL PL ROW NEW STREET EASEMENTS -4' 10' PUE — LINE OF LOWER L05-BUILDING HEIGHT (OFFICE) 45' - 0" SETBACK ROOF DRIVEWAY ELLIS STREET FIRST FLOOR 45.05' **BIKE RACKS OPTIONAL OFFICE** TO BIKE STAIR CONCRETE ROLL-UP TRASH ENCLOSURE DOOR **STORAGE ENTRY BULKHEAD ENTRY, TENANT TBD** PAINTED TO MATCH ADJACENT WALL 1 2

OFFICE - NORTH ELEVATION (FACING 600 ELLIS STREET)



500 & 550 ELLIS ST.

**GENERAL NOTES** 

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR

ELLIS - STREET WALL CALC.

\*NOTE: BUILDING WALLS WITHIN 50' OF KEY CORNERS ARE EXEMPT FROM THIS REQUIREMENT PER MOUNTAIN VIEW - EAST WHISMAN PRECISE PLAN, 3.5 EMPLOYMENT CHARACTER AREA STANDARDS

AVERAGE = (0.1333 X 38') + (0.1333 X 39') + (0.7333 X 44') = 42.53' OR **43'** 

20' / 150 = 0.1333 (13.33%

110' / 150' = 0.7333 (73.33%)

DETAILED GRADES AND DRAINAGE.

MAX. AVERAGE STREET WALL HEIGHT

TOTAL ELLIS STREET FRONTAGE\* = 197

% OF FRONTAGE @ 38' HEIGHT

% OF FRONTAGE @ 44' HEIGHT

STREET WALL HEIGHT =

**AVERAGE ELLIS - STREET WALL HEIGHT CALCULATION** 

MOUNTAIN VIEW, CA

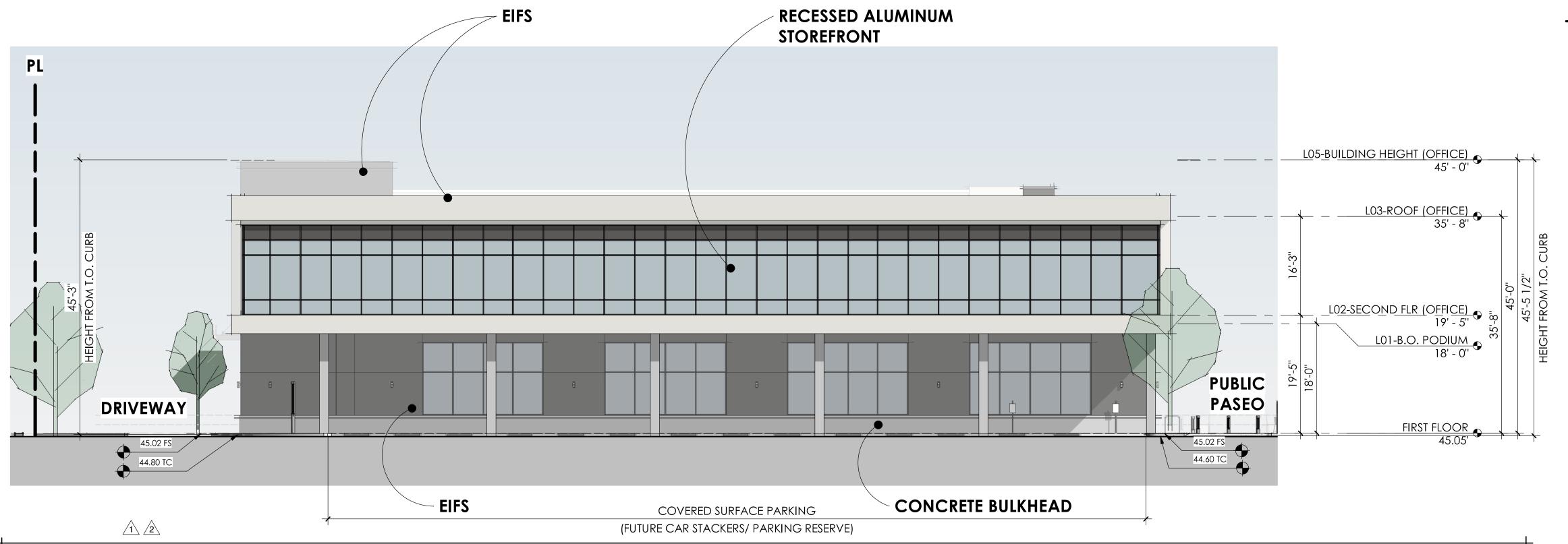
BUILDING ELEVATIONS -

**OFFICE** 

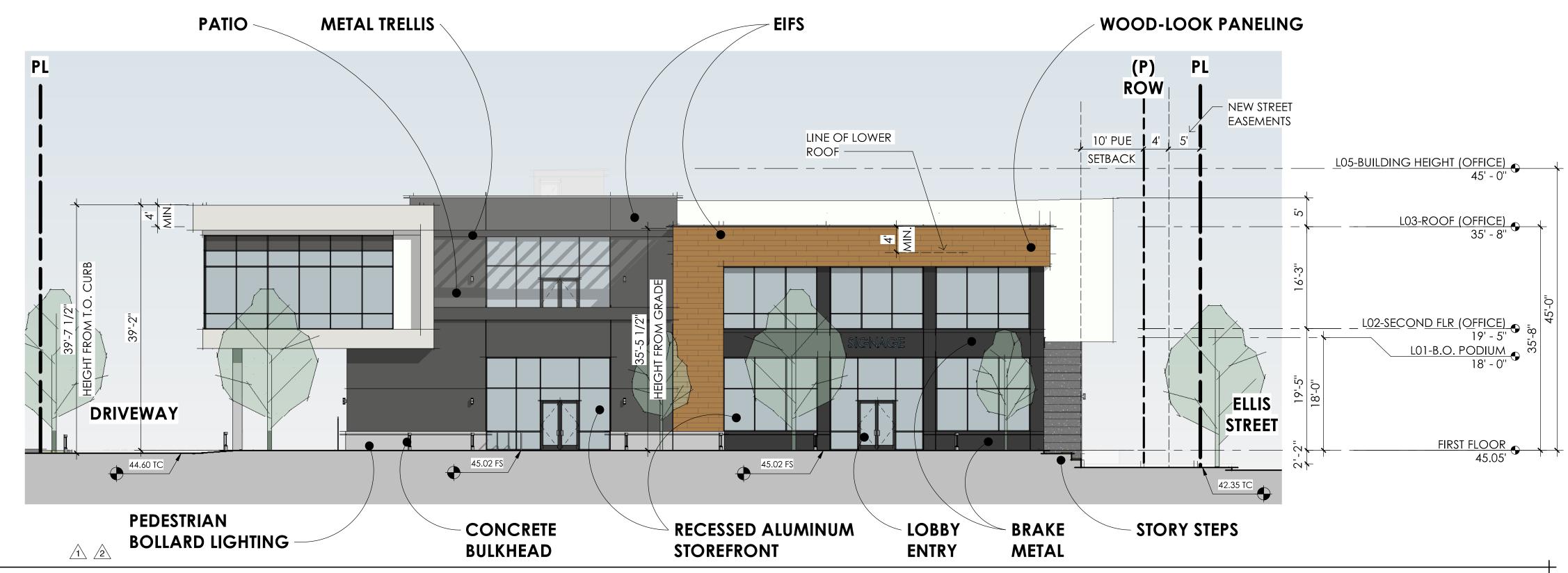
Scale
24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet

A5.4

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



# OFFICE - WEST ELEVATION (FACING 450 NATIONAL AVENUE)



OFFICE - SOUTH ELEVATION (FACING PUBLIC PASEO & HOTEL)



500 & 550 ELLIS ST.

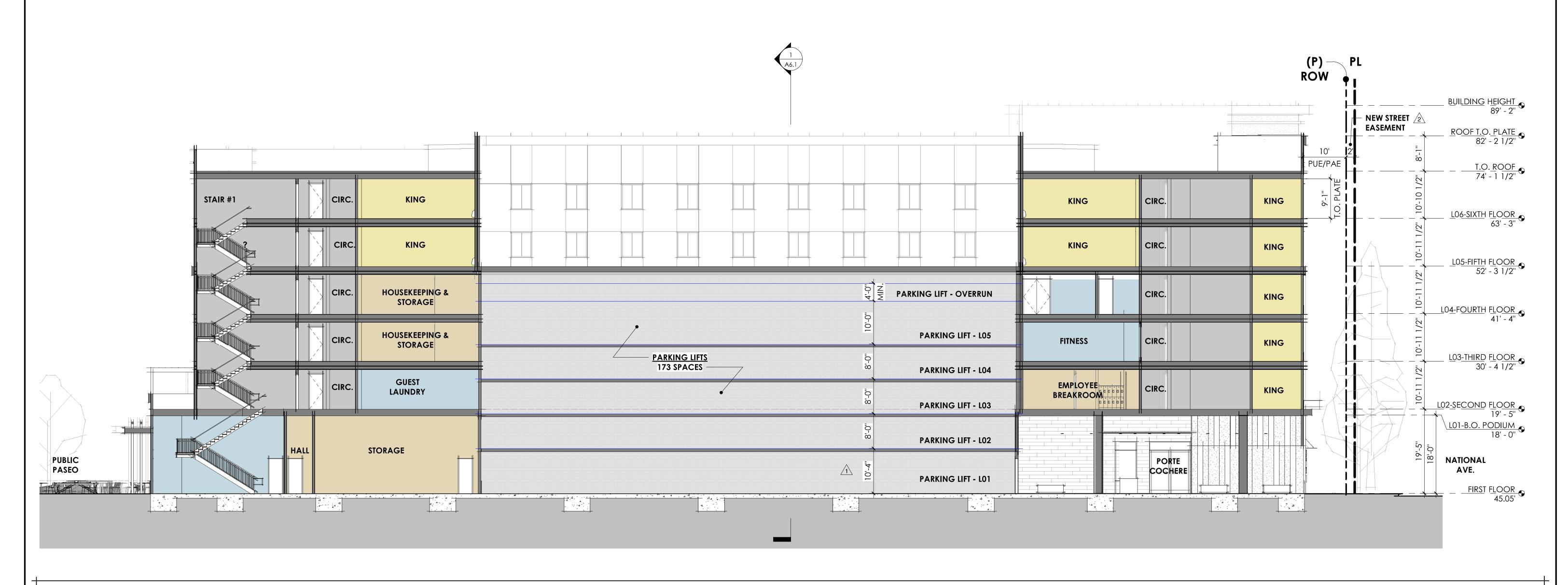
MOUNTAIN VIEW, CA

BUILDING ELEVATIONS OFFICE

Scale
24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet

# **GENERAL NOTES**

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - LONGITUDINAL SECTION



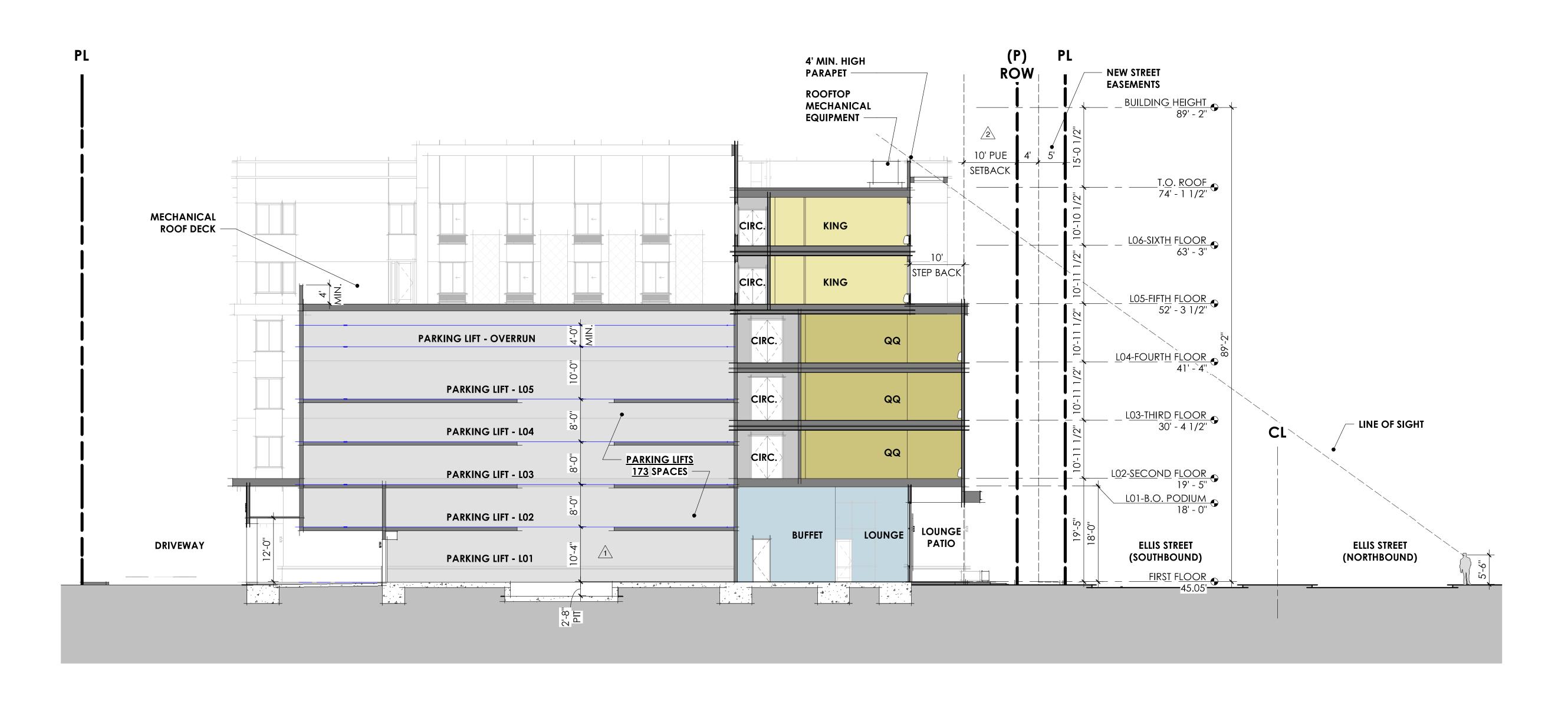
500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

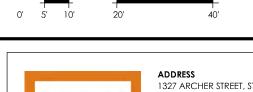
BUILDING SECTIONS -HOTEL Date 05/10/2023Scale 24x36: 3/32" = 1'-0" 11x17: 3/64" = 1'-0"Sheet A6.0

# **GENERAL NOTES**

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - CROSS SECTION





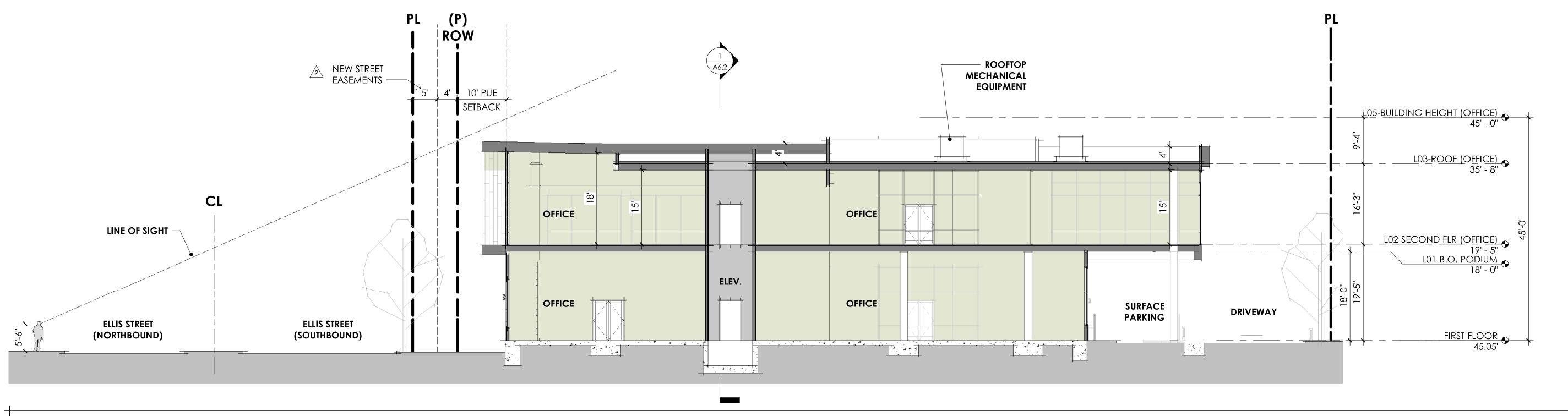
500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

BUILDING SECTIONS -HOTEL Date 05/10/2023 Scale 24x36: 3/32"=1'-0" 11x17: 3/64"=1'-0" Sheet

# **GENERAL NOTES** GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE. <u>L03-ROOF (OFFICE)</u> 35' - 8" OFFICE L02-SECOND FLR (OFFICE) 19' - 5" L01-B.O. PODIUM 18' - 0" PUBLIC PASEO OFFICE **DRIVEWAY** FIRST FLOOR 45.05'





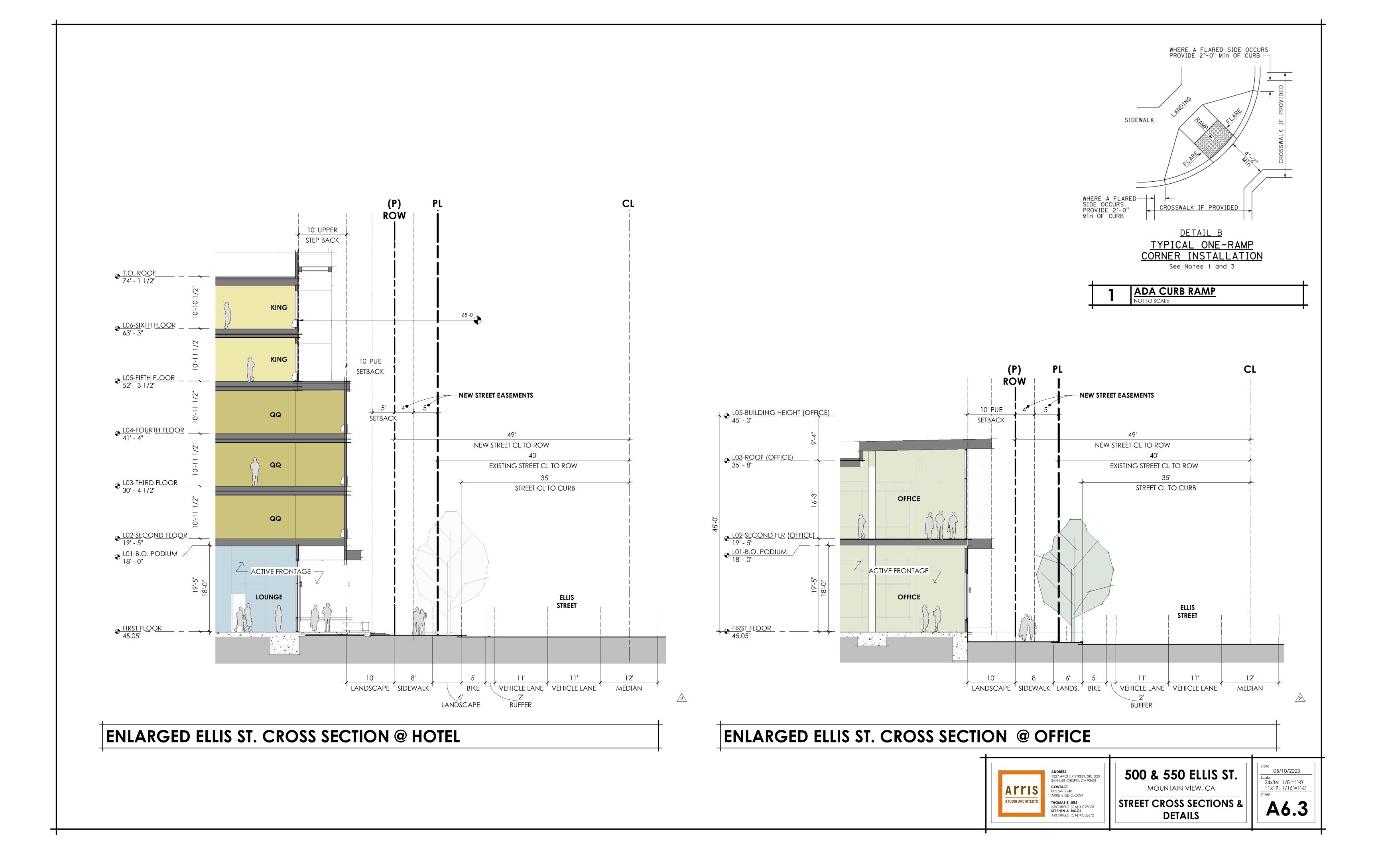
OFFICE - CROSS SECTION

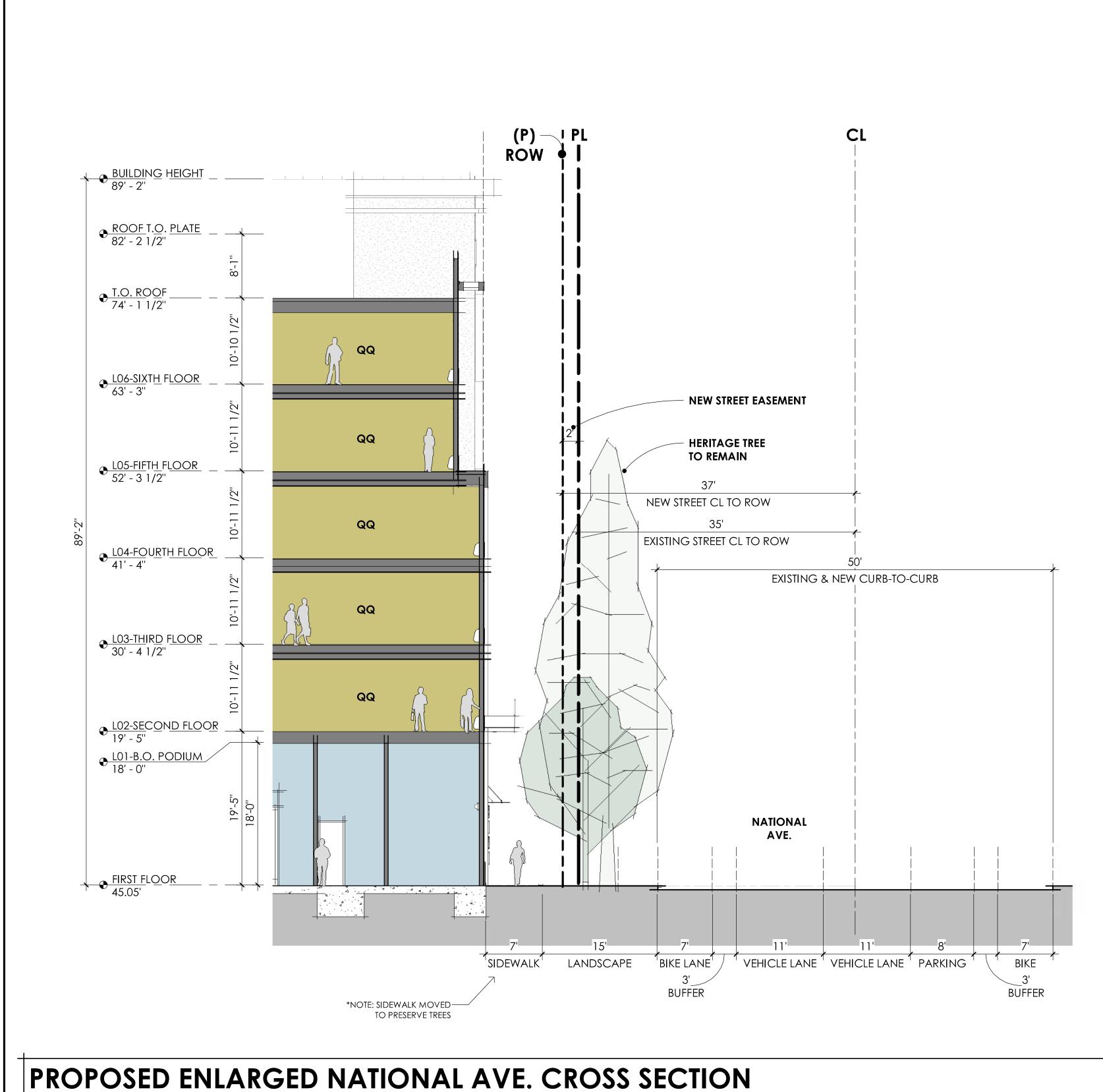


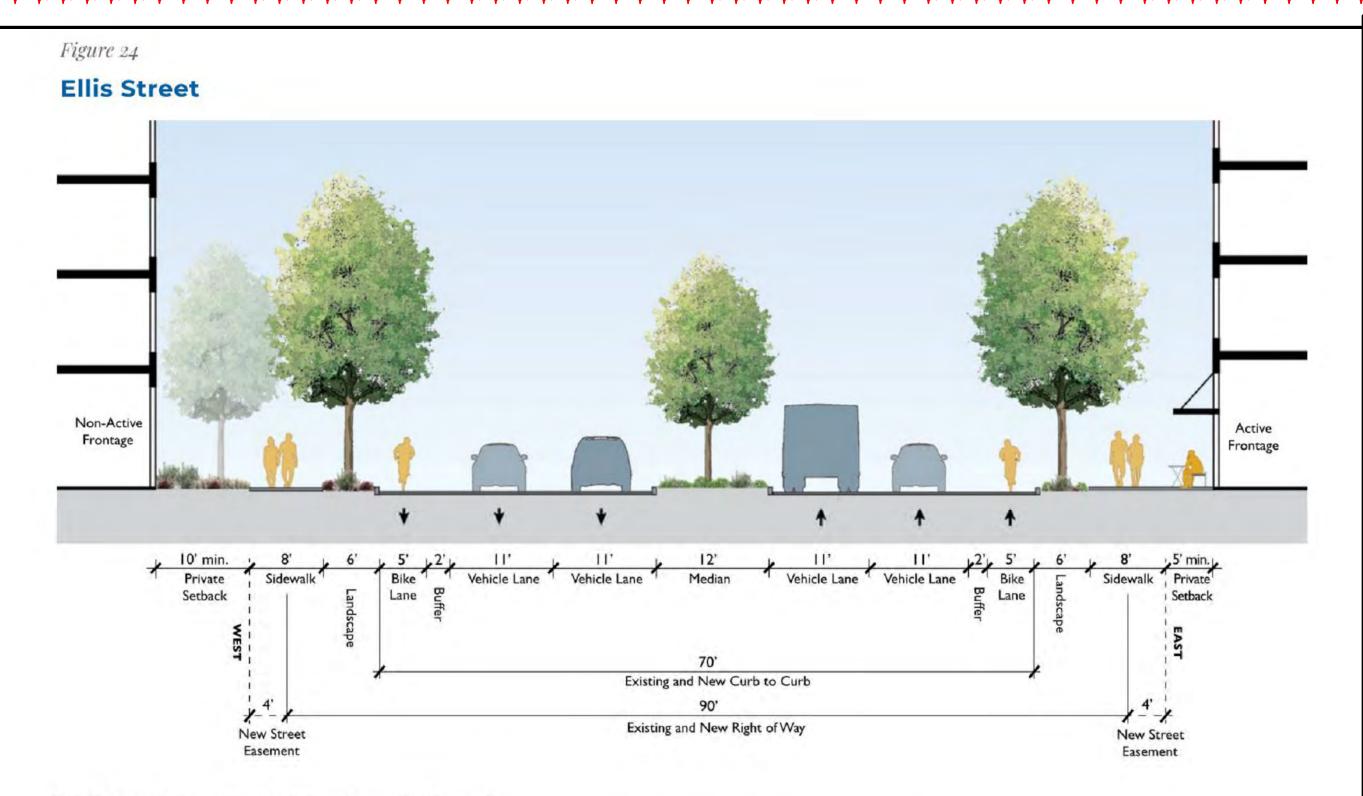
500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

**BUILDING SECTIONS -**OFFICE

05/10/2023 Scale 24x36: 3/32"=1'-0" 11x17: 3/64"=1'-0" A6.2



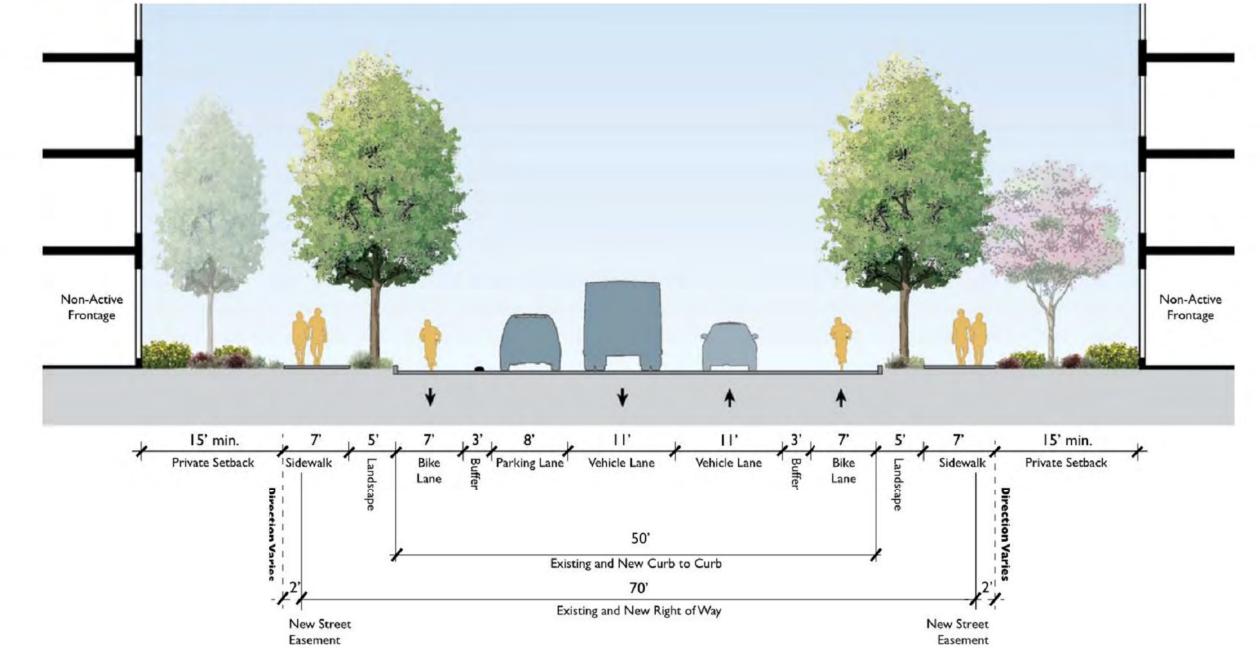




Setbacks depend on frontage type and character area. See Chapter 3. A future configuration shall consider protection for the bicycle lane, for example with a barrier or seperator, or by raising the bicycle lane.

# ELLIS STREET LAYOUT PER EWPP

National Avenue, Clyde-Logue Avenue Connection (Street D) and Future restriping of Clyde, Maude, and Logue Avenues (Direction varies)



Setbacks depend on frontage type and character area. See Chapter 3.

mande proposition and the contraction of the contra

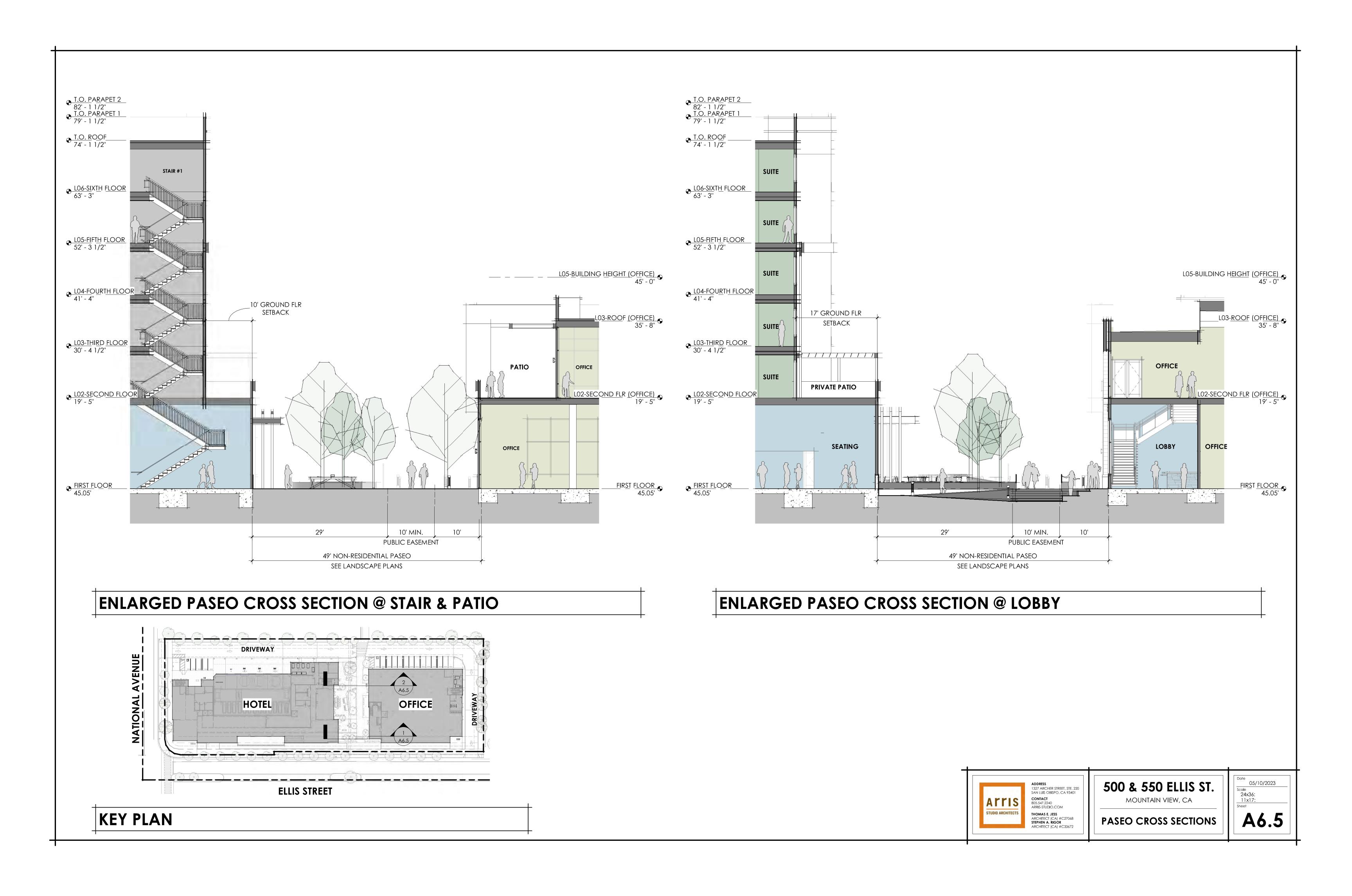
# NATIONAL AVE STREET LAYOUT PER EWPP



500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

STREET CROSS SECTIONS & **DETAILS** 

05/10/2023 Scale 24x36: 1/8"=1'-0" 11x17: 1/16"=1'-0" A6.4

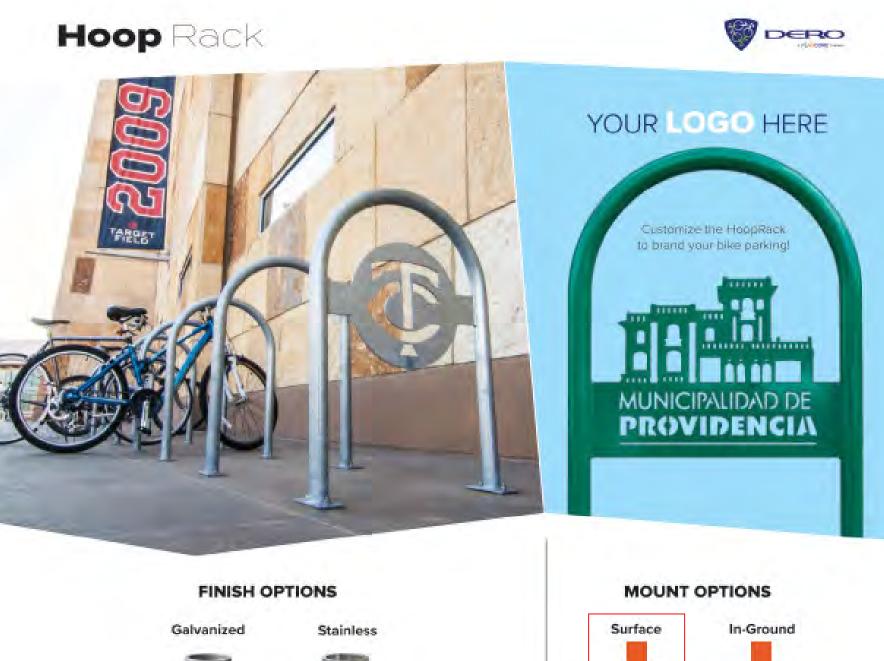




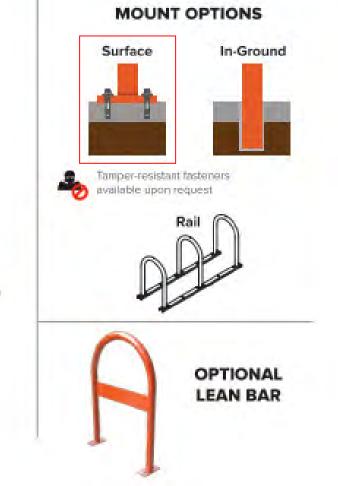




The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrais.









## **FEATURES**

- · Custom fabricated for each application
- Vertical supports & horizontal caps are welded together for industry's only structural picture frame design
- · Customizable visibility & ventilation
- · Industry's only blasted & powder coated finish
- · Every system is shop assembled & packaged
- · Systems follow core engineering principles
- · Professional grade door hardware incorporated

# SPECIFICATIONS

Material: Aluminum Louver dimensions: 1/8" x 3" Installed louver profile: 2" x 2.873" Louver spacing o.c.: 2.65"

Visibility: 100% direct visual screening Openness: 64%

Vertical supports: 3" x 3" x 1/4" angles Top Cap: 3" x 3" x 1/4" angle

Bottom Cap: 3" x 3" x 1/4" angle Intermediate supports: 2" x 1/4" flat bar

Not to exceed 24" o.c. Structure: PalmSHIELD exclusive fully framed Panel width: Unlimited - Standard is 48" to 60" Panel height: Unlimited - Standard is up to 12'



PalmSHIELD is the only louver manufacturer providing a structural picture frame design to fully enclose each panel for your rooftop Palm5HIELD screen or mechanical equipment screen. This allows our louvered panels great flexibility in spanning considerable widths and heights.

12330 CARY CIRCLE LA VISTA, NE 68128

531-329-4406

PALMSHIELDLOUVERS.COM

# **OUDOOR BIKE RACKS**

# ROOFTOP MECHANICAL SCREENING



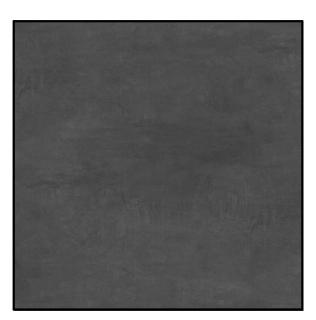
500 & 550 ELLIS ST.

MOUNTAIN VIEW, CA

SITE DETAILS

05/10/2023 Scale 24x36: NTS 11x17: A6.7

# F-1: FIBER CEMENT PANEL TRESPA METEON, NATURALS "NATURAL SLATE"



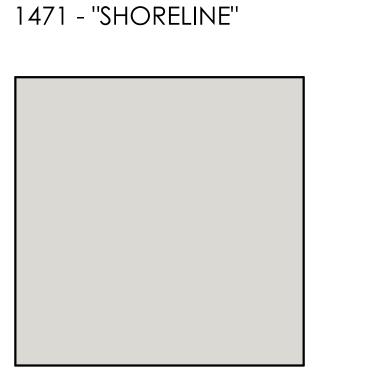
F-2: FIBER CEMENT PANEL
TRESPA
METEON, NATURALS
"ITALIAN SLATE"



F-3: FIBER CEMENT PANEL
TRESPA
METEON, LUMEN
"ROMAN BRONZE"



P-1: PAINTED EIFS
BENJAMIN MOORE
OC 65 - "CHANTILLY LACE"



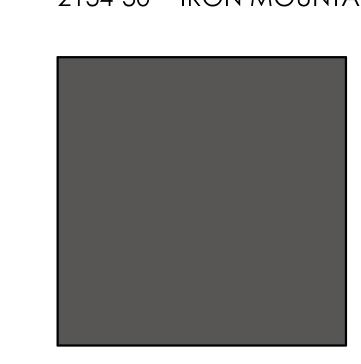
P-2: PAINTED EIFS

BENJAMIN MOORE

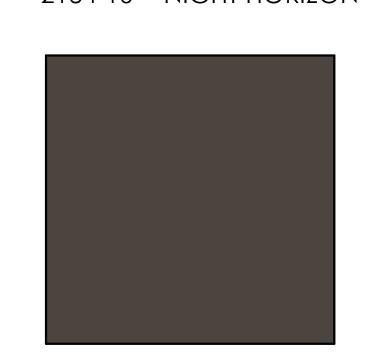
P-3: PAINTED EIFS

BENJAMIN MOORE

HC 101- "HAMPSHIRE GRAY"



P-4: PAINTED EIFS
BENJAMIN MOORE
2134-30 - "IRON MOUNTAIN"



P-5: PAINTED EIFS
BENJAMIN MOORE
2134-10 - "NIGHT HORIZON"

### NOTE:

PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS, IF THERE ARE ANY DISCREPANCIES, CONTACT ARCHITECT.
PAINT COLORS OVER EIFS SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

# **COLORS & MATERIALS**



# 500 & 550 ELLIS ST.

COLORS & MATERIALS -HOTEL

A-1: WINDOWS, DOORS & BRAKE METAL

W-1: WOOD-LOOK SIDING & SOFFITS

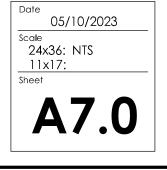
METEON WOOD DECORS

NW31 "WESTERN RED CEDAR"

ANODIZED ALUMINUM

DARK BRONZE

TRESPA





### A-1: WINDOWS, DOORS & BRAKE METAL

ANODIZED ALUMINUM DARK BRONZE



W-1: WOOD-LOOK SIDING & SOFFITS

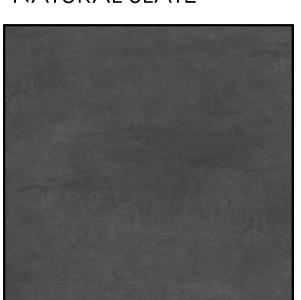
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TRESPA METEON WOOD DECORS NW31 "WESTERN RED CEDAR"

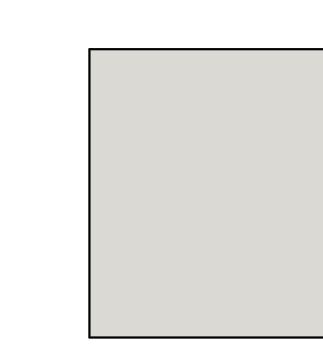


F-1: FIBER CEMENT PANEL TRESPA

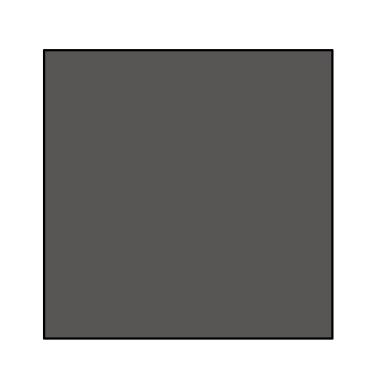
METEON, NATURALS "NATURAL SLATE"



P-1: PAINTED EIFS BENJAMIN MOORE OC 65 - "CHANTILLY LACE"



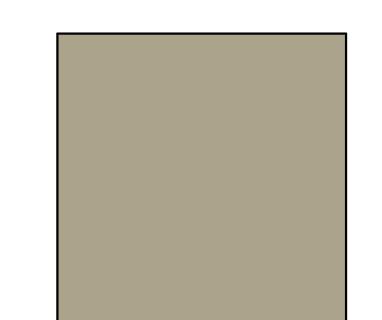
P-2: PAINTED EIFS BENJAMIN MOORE 1471 - "SHORELINE"



P-4: PAINTED EIFS

BENJAMIN MOORE

P-6: PAINTED EIFS BENJAMIN MOORE 2134-30 - "IRON MOUNTAIN" AF 395 - "MEDITATION"



NOTE:

PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS, IF THERE ARE ANY DISCREPANCIES, CONTACT ARCHITECT. PAINT COLORS OVER STUCCO SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

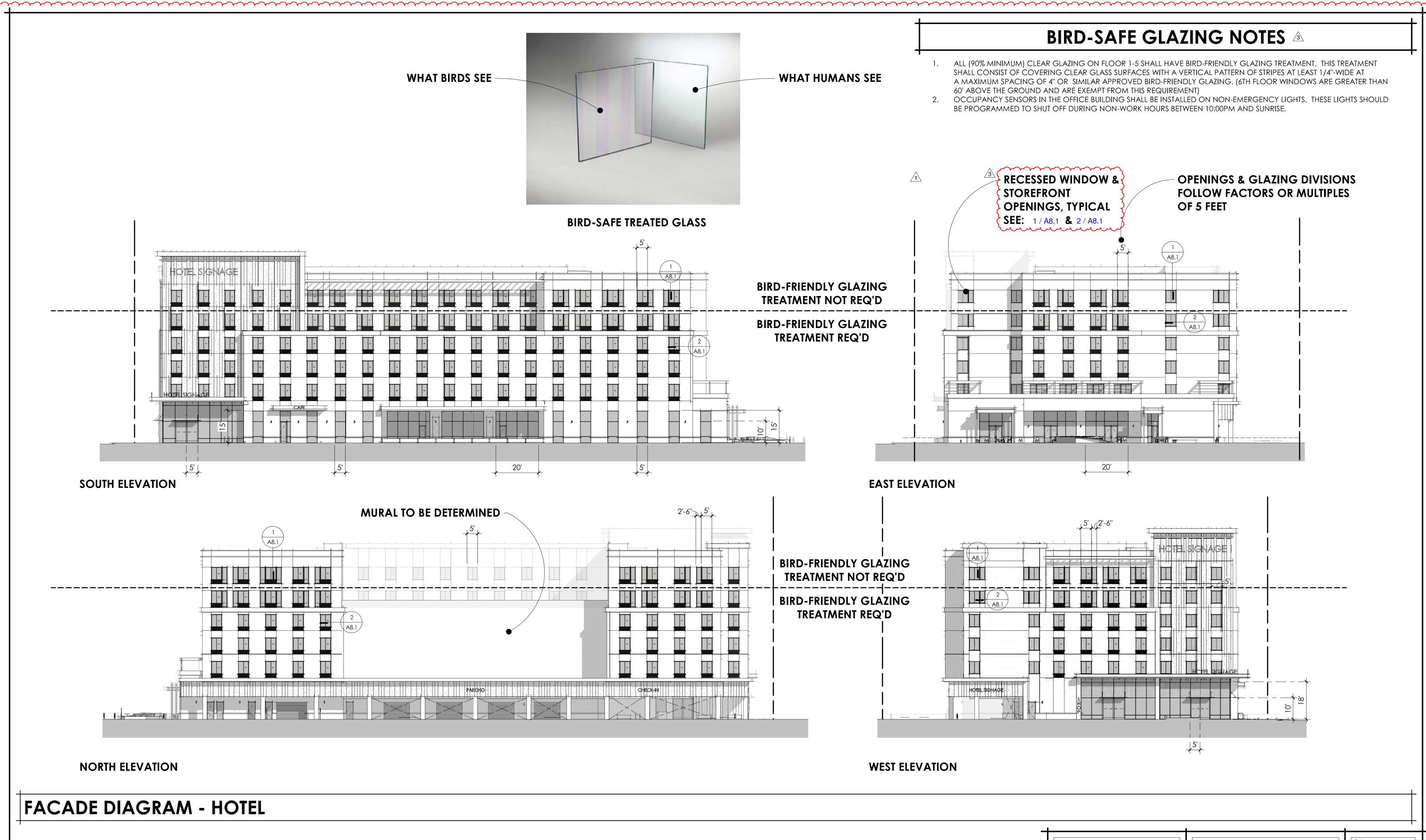


500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

**COLORS & MATERIALS -OFFICE** 

05/10/2023 Scale 24x36: NTS 11x17: **A7.1** 

# COLORS & MATERIALS



ADDRESS

1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT

805.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT (CA) #C27068
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

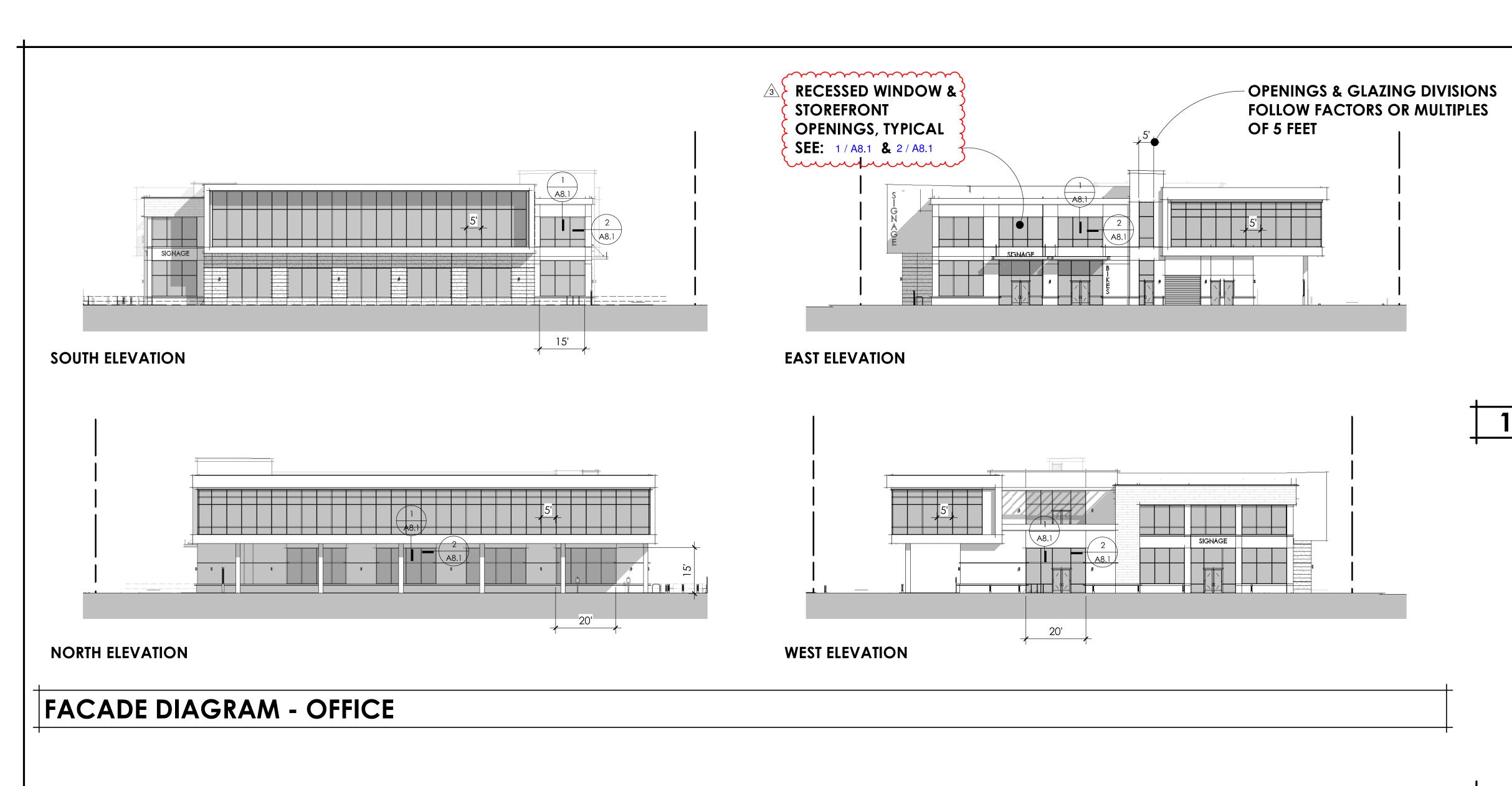
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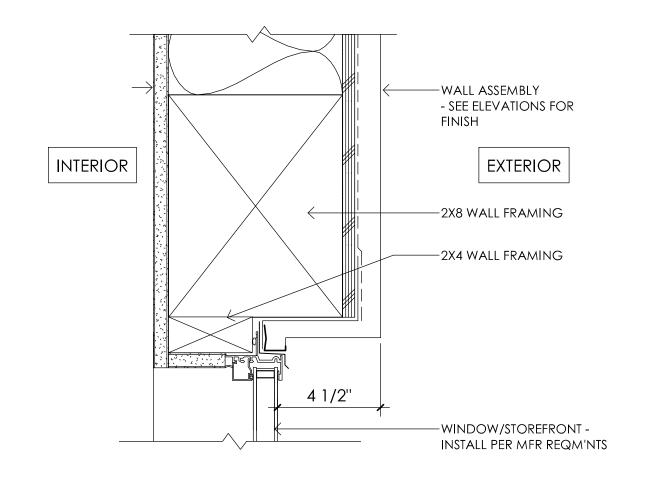
MOUNTAIN VIEW, CA

FACADE DIAGRAM & WALL DETAILS

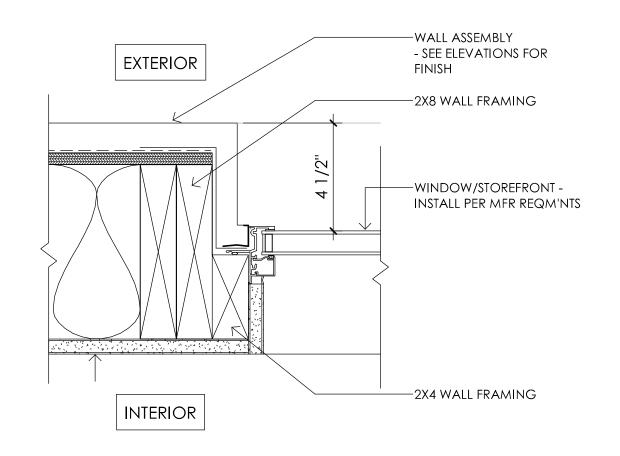
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05/10/2023





RECESSED WINDOW/STOREFRONT HEAD - TYPICAL
3" = 1'-0"

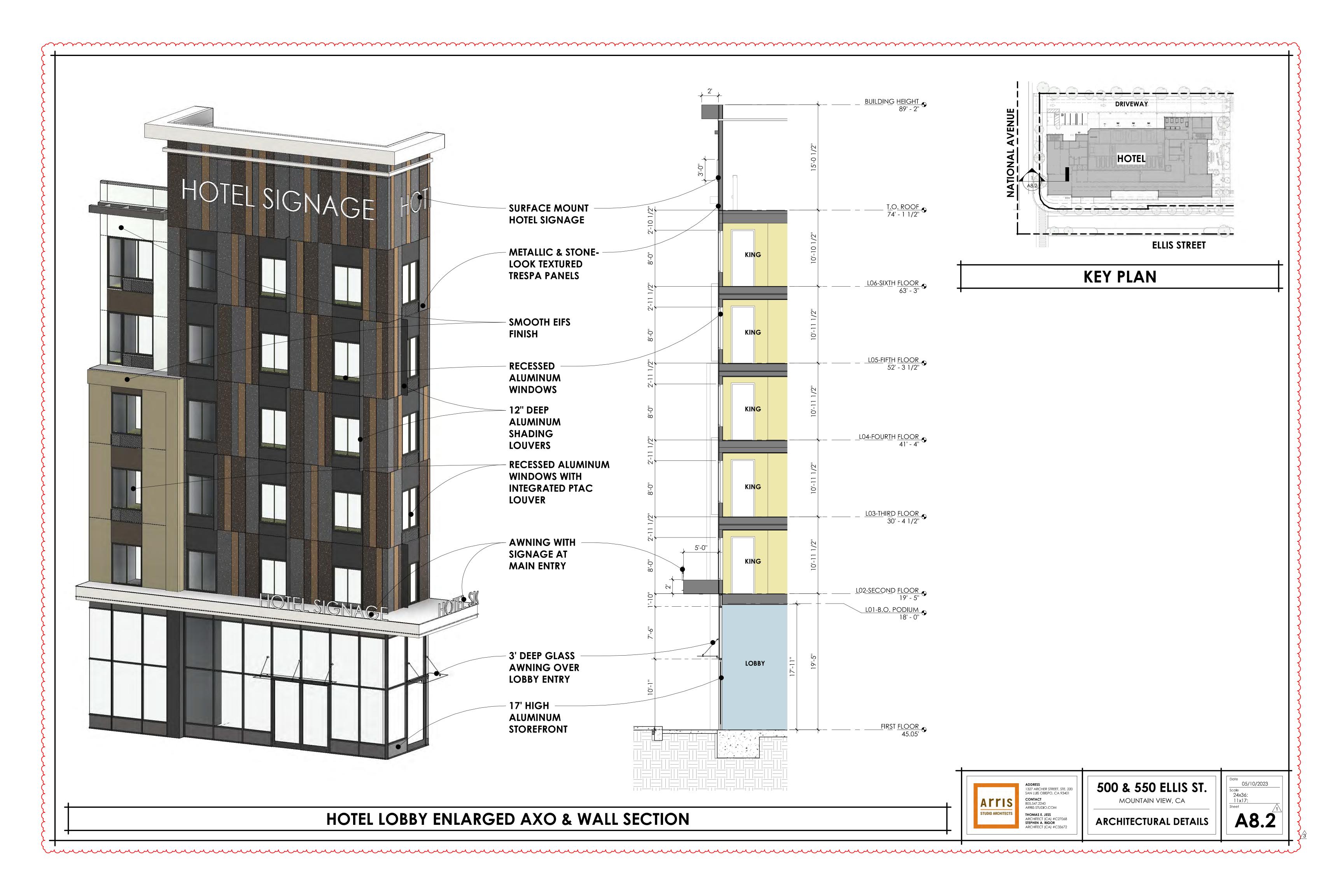


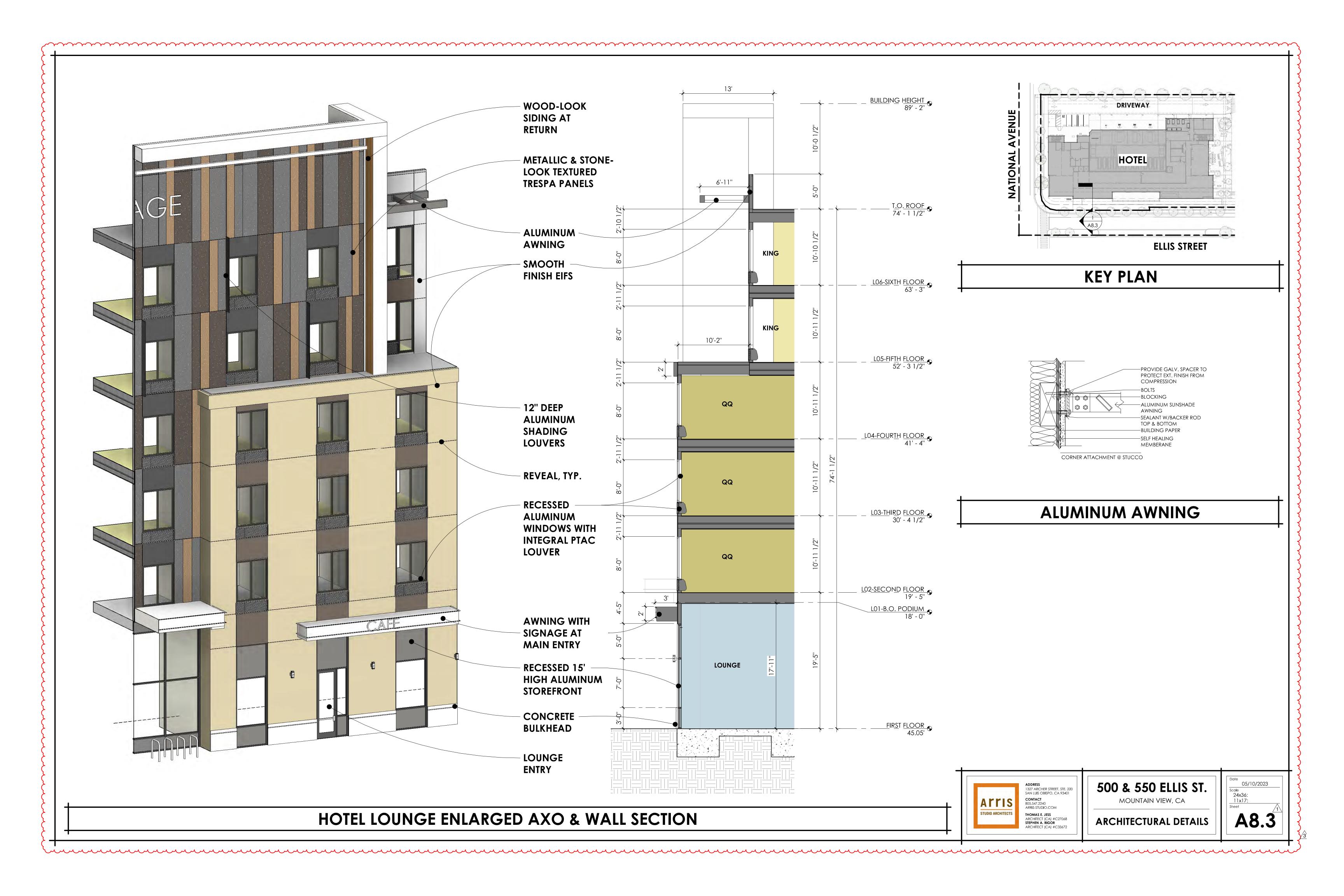
2 RECESSED WINDOW/STOREFRONT JAMB - TYPICAL
3" = 1'-0"

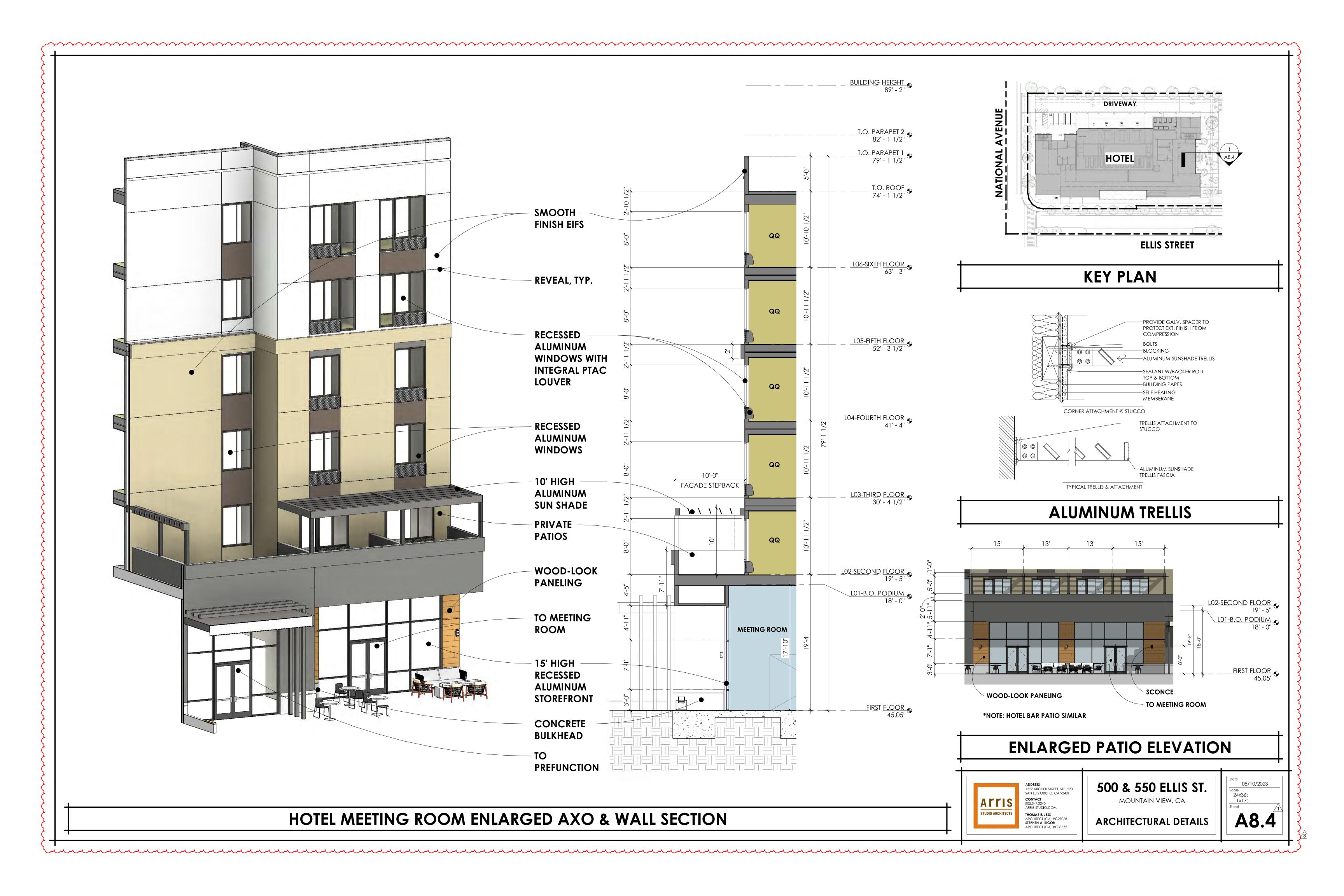


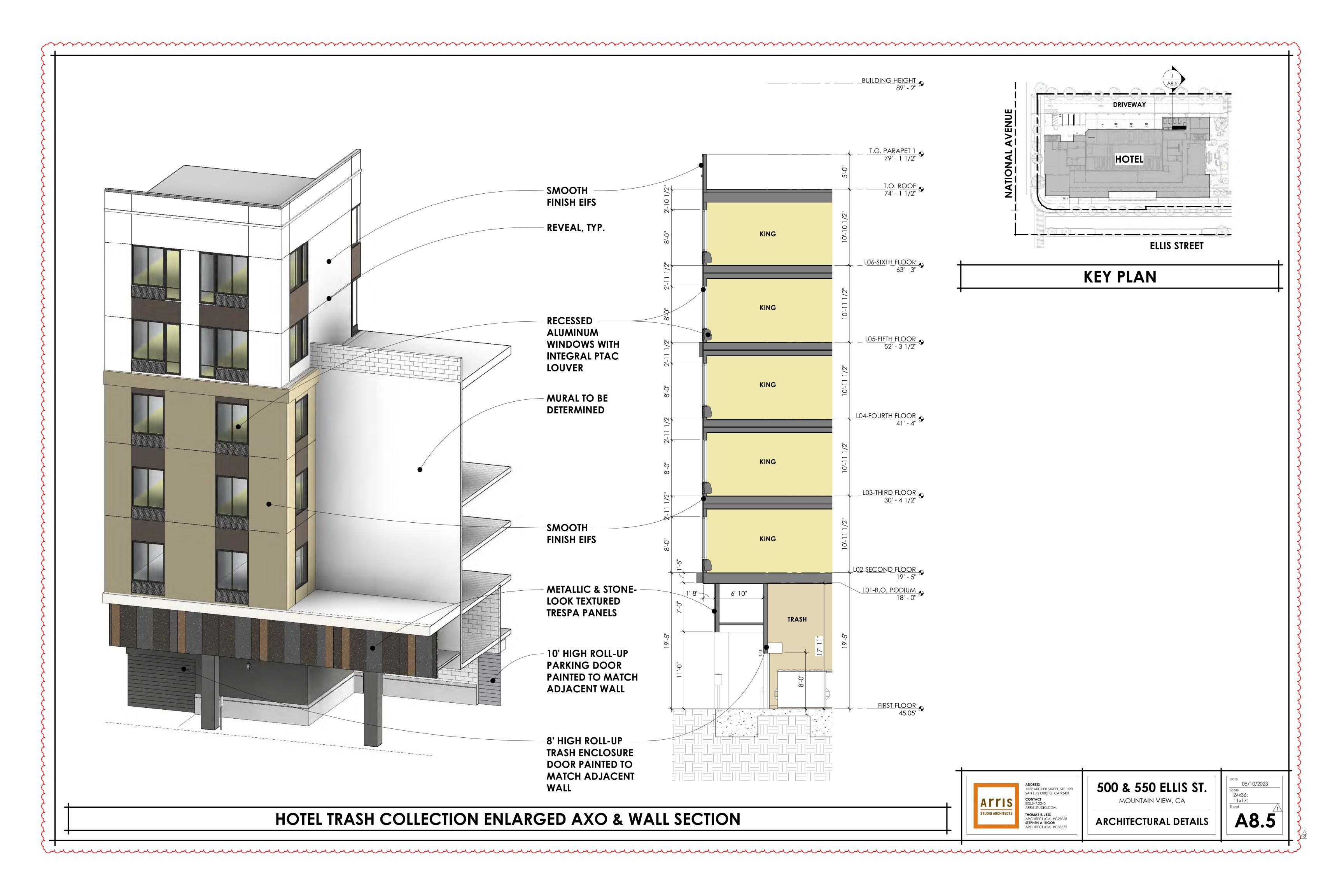
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

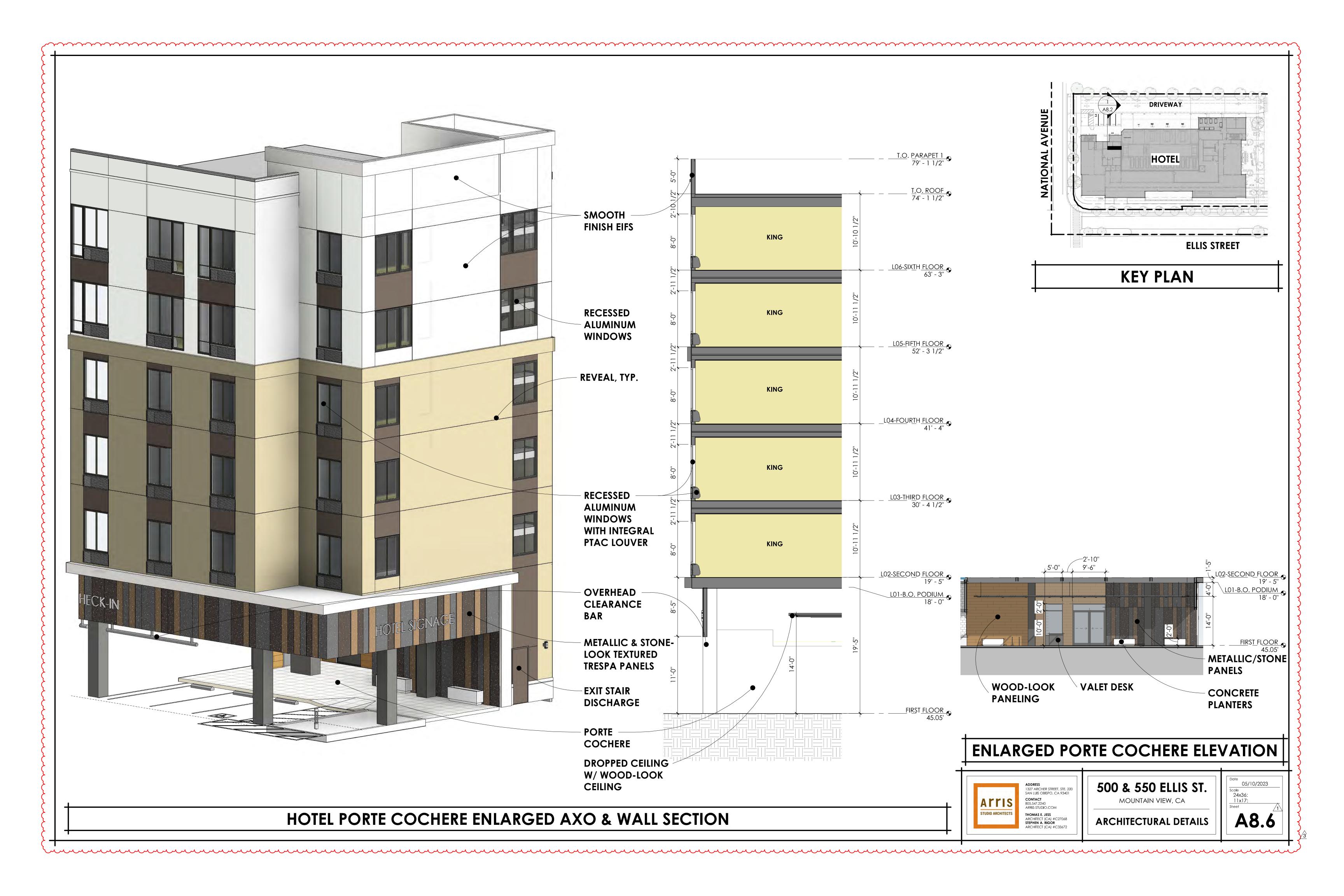
FACADE DIAGRAM & WALL DETAILS

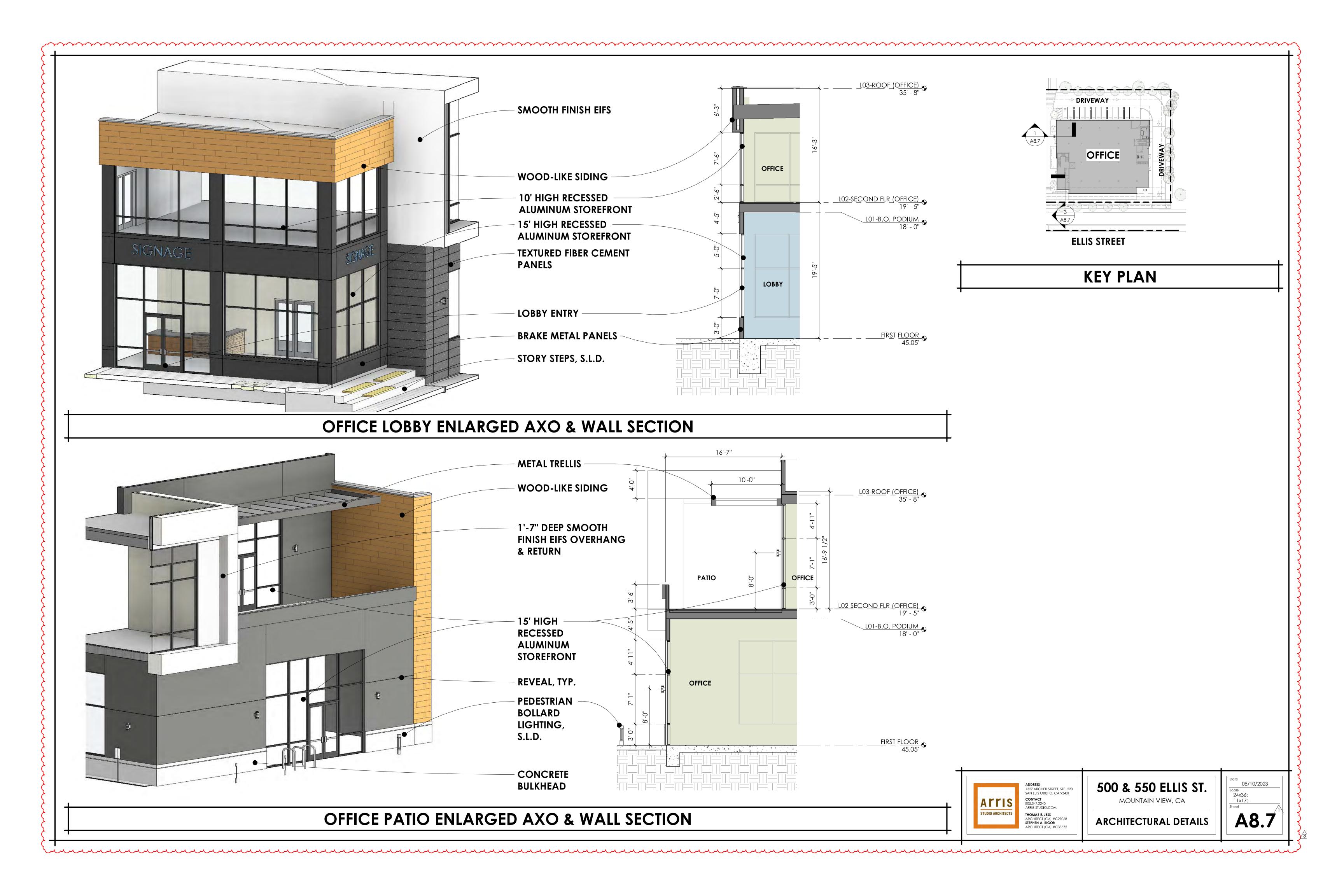
















- 1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND
- FLOOR PLANS. 2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH
- 3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
- 4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
- 5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
- 6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
- 7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE. 8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- 9. DIMENSIONS TAKE PRESIDENCE OVER SCALES SHOWN ON DRAWINGS.
- 10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESIDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- 11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
- 12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
- 13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

#### PLANTING NOTES

- . PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT
- 2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARY, AS SHOWN. 3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 2 INCH LAYER OF GRAVEL MULCH.
- 4. PROVIDE HEADER TO SEPERATE ALL SHRUB AND GROUND COVER PLANTING AREAS FROM LAWN PLANTING AREAS.
- 5. INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN PLANTING AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE. TREES OUTSIDE OF SPRAY IRRIGATION LIMIT ARE TO BE DRIP IRRIGATED.
- 6. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.
- 7. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PROIR TO FINAL INSTALLATION. 8. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- 9. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
- 10. FINISH ALL PLANTERS WITH 2" WOOD MULCH, UON AS GRAVEL AT TREE PLANTINGS, SEE DRAWINGS.

#### **GRADING NOTES**

**ABBREVIATIONS** 

BUILDING

BIORETENTION

CENTER LINE

CONCRETE

DIAMETER

EXISTING

**EQUAL** 

GALLON

HEADER

BOTTOM OF CURB

BOTTOM OF WALL

**EXPANSION JOINT** 

FINISH GRADE

HIGH POINT

ON CENTER

PLANTING AREA

FINISH FLOOR ELEVATION

ON CENTER EACH WAY

- FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
- 2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
- HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
- 5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

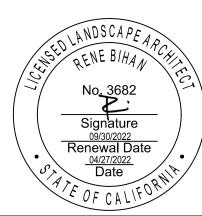
PGR	PER GEOTECHNICAL RECOMMENDATIONS
LOW	LIMIT OF WORK
LP	LOW POINT
R	RADIUS
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SS	STAINLESS STEEL
SSMH	SANITARY SEWER MANHOLE
SSWR	SANITARY SEWER
TBD	TO BE DETERMINED
TYP	TYPICAL
TC	TOP OF CURB
TW	TOP OF WALL

VERIFY IN FIELD



Sheet

Number



# swa 530 Bush Street

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# 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401

500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

**COVER SHEET** 

03/08/2023 11x17: L0.00

**COVER SHEET** L0.00L0.01 NOTES LEDENDS AND SCHEDULE L0.02 TREE INVENTORY \_0.03 TREE INVENTORY \_0.04 TREE DISPOSITION & PROTECTION PLAN \_0.05 TREE COVERAGE PLAN - EXISTING CONDITIONS TREE COVERAGE PLAN - AT CONSTRUCTION L0.06 COMPLETION \_0.07 TREE COVERAGE PLAN - 5 - 10 YEARS \_0.08 TREE COVERAGE PLAN - FULL GROWTH TREE COVERAGE PLAN - FULL GROWTH - OFFISTE \_0.09 INCLUDED L1.01 LAYOUT AND MATERIAL PLAN L3.01 SECTIONS L3.02 SECTIONS \_4.00 PLANTING SCHEDULE & NOTES L4.01 TREE PLANTING PLAN L4.02 UNDERSTORY PLANTING PLAN \_4.03 PLANTING DETAILS L5.00 IRRIGATION NOTES & LEGEND L5.01 IRRIGATION PLAN L5.02 HYDROZONE PLAN L5.03 IRRIGATION DETAILS L5.04 IRRIGATION DETAILS \_5.05 IRRIGATION DETIALS L5.06 WATER USE CALCULATIONS \_5.07 WATER EFFICIENCY CHECKLIST L6.01 LIGHTING DIAGRAM L7.01 **DETAILS** L7.02 **DETAILS** 

**Sheet List Table** 

Sheet Title

6th Floor San Francisco, California United States

#### PAVING SCHEDULE SYMBOL/KEY DESCRIPTION RUNNING BOND, $2\frac{7}{8}$ X $8\frac{3}{4}$ ACKERSTONE PERVIOUS IVORY/ISRAEL | GRIND NOMINAL. - INSTALL AT 50% **01** PAVER '3X9 IVORY & 50% ISRAEL PEWTER \\\\L7.01/ '|MICROCHAMFER' (EQUAL QUANTITY) IVORY/ISRAEL GRIND RUNNING BOND, $2 \frac{7}{8}$ X 8 $\frac{3}{4}$ " NOMINAL. – INSTALL, SEE VEHICULAR PAVER ´ 01 ` //3X9 MICROCHAMFER' L7.01/ RUNNING BOND, 3 $\frac{7}{8}$ " X 11 $\frac{3}{4}$ " ACKERSTONE PERVIOUS MESA BEIGHE GRIND PAVER 'AQUALINA' NOMINAL. 01 \\\\L7.01\ YOSEMITE SAND SEE LYNGSO 🖁 PEA P3 GRAVEL MANUFACTURERS ´ 03 ` \L7.01 CHARCOAL 511 SANDBLASTED 24" X 36" TRUNCATED DOME TRUNCATED DOME PAVER BY STEPSTONE INC. P5 RIGHT-OF-WAY

#### SITE AMENITIES SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
(A1)	BIKE RACK: SITE PIECES MONOLINE DUO 2 EACH SHAPE	CLOTHES LINE		SITE PIECES MONOLINE STANDARD BIKE RACK	

#### SITE WALL SCHEDULE

	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
W1		DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST	SAWCUT@ EXPANSION JOINTS	02 L7.02
,)))(W2)		NATURAL COLOR	S4S	CLEAR HEART TIMBER SANDED SMOOTH 4 SIDES SUBMIT SHOP DWGS	02 L7.02
\$1	STAIR WITH HANDRAIL	DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST		02 L7.02

#### LIGHTING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
	BEGA SHIELDED BOLLARD LUMINARIES	BRONZE	FINISH, SEE BEGA	BOLLARD 84 061, PRODUCT NUMBER K3 (3000k COLOR TEMP)	
	EXISTING LIGHT FIXTURE				

#### **GENERAL**

SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
PA	PLANTING AREA
	EXISTING PAVING TO REMAIN
( POOX	EXISTING TREE

#### GROUND COVER / SHRUBS

SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	5813	TRI-SPACING
	PIT_CO COMPACT PITTOSPORUM	PITTOSPORUM COMPACTUM	5 GAL 36" O.C.	MEDIUM	921	TRI-SPACING
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	LOM_LON DWARF MAT RUSH	LOMANDRA LONGIFOLIA 'BREEZE'	5 GAL 30" O.C.	LOW	3911	TRI-SPACING
(MA)	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546	TRI-SPACING
$\bigcirc$	ARC_DEN HOWARD McMINN MANZANITA	ARCTOSTAPHYLOS DESNIFLORA 'HOWARD McMINN'	5 GAL	LOW		•
7 > 4 + 1 > 7 > 7 > 4 + 1 > 7 > 8 + 1 > 4 > 4 > 8 + 1 > 4 > 4 > 8 + 1 > 4 > 4 > 8 + 1 > 8	I `` '	ACORUS GRAMINEUS 'OGON' HELLEBORUS ARGUTIFOLIUS	1 GAL 18" O.C.	HIGH	749	TRI-SPACING
	GRS_MIX (33%)CALIFORNIA FESCUE (33%)SPREADING RUSH (33%)COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457	TRI-SPACING

#### TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
•	TIL_TOM SILVER LINDEN	TILIA TOMENTOSA	50-70' TALL 25-35' WIDE	18	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE	ARBUTUS X 'MARINA'	20-30' TALL 20-30' WIDE	4	LOW	36" BOX*
•	CHI_VIR CHINESE FRINGE TREE	CHIONATHUS VIRGINICUS	12-20' TALL 12-20' WIDE	7	MODERATE	24" BOX*
•	ACE_FRE FREEMAN'S MAPLE	ACER X FREEMANII	40-60' TALL 20-40' WIDE	9	MODERATE	24" BOX*
•	GNK_BIL GINKGO TREE	GINKGO BILOBA	40-60' TALL 20-40' WIDE	10	MODERATE	36" BOX

#### TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY	
TAG # XXX SPECIES	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
TAG # XXX SPECIES	EXISTING TREE TO BE REMOVED	15	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO
TAG # XXX SPECIES	HERITAGE TREE, TO BE REMOVED	23	2:1 REPLACEMENT RATIO
TAG # XXX SPECIES	OFFSITE EXISTING TREE, TO BE REMOVED	1	1:1 REPLACEMENT RATIO
TAG # XXX SPECIES	OFFSITE EXISTING TREE, TO PROTECT IN PLACE	7	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
	TREE PROTECTION FENCING ZONE	4	1 L0.04

#### TREE DISPOSITION RATIOS

\*HERITAGE TREES REMOVED TO BE REPLACED AT A 2:1 RATIO \*NON-HERITAGE TREES REMOVED TO BE REPLACED AT A 1:1

METRICS
TOTAL EXISTING TREES
REMOVED: 16

TOTAL EXISTING HERTIGAGE
TREES REMOVED: 17

TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT: 50

TOTAL TREES PROPOSED: 41

#### TREE PRESERVATION GUIDELINES

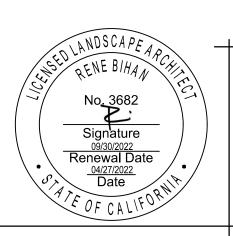
THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES FROM DEVELOPMENT AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY THROUGH THE CLEARING, GRADING AND CONSTRUCTION PHASES.

#### DESIGN RECOMMENDATIONS

- 1. ACCURATELY LOCATE THE TRUNKS OF TREES (HORIZONTALLY AND VERTICALLY) NOT ALREADY LOCATED FOR TREES TO BE PRESERVED (#415-417).
- 2. INCLUDE TREES TO BE PRESERVED AND TREE PROTECTION ZONES (TPZs) ON ALL CONSTRUCTION PLANS.
- 3. ENSURE THAT ALL PLANS INCLUDE THE NEW NUMBERING SYSTEM FOR THE TREES AND EVERYONE IS CLEAR WHICH TREES ARE BEING PRESERVED.
- 4. PROJECT PLANS AFFECTING THE TREES SHALL BE REVIEWED BY THE CONSULTING ARBORIST WITH REGARD TO TREE IMPACTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, DEMOLITION PLANS, SITE PLANS, IMPROVEMENT PLANS, UTILITY AND DRAINAGE PLANS, GRADING PLANS, AND LANDSCAPE AND IRRIGATION PLANS.
- 5. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. TPZs ARE DEFINED IN TABLE 3 AND TABLE 4.
- 6. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- 7. IRRIGATION SYSTEMS MUST BE DESIGNED SO THAT NO TRENCHING WILL OCCUR WITHIN THE TREE PROTECTION ZONE.
- 8. AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL DISPLACEMENT.
- 9. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
- 10. DO NOT LIME THE SUBSOIL WITHIN 50' OF ANY TREE. LIME IS TOXIC TO TREE ROOTS.

#### PRE-CONSTRUCTION TREATMENTS AND RECOMMENDATIONS

- 1. THE DEMOLITION AND CONSTRUCTION SUPERINTENDENTS SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
- 2. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK OR EQUIVALENT AS APPROVED Y THE CONSULTING ARBORIST. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- 3. WHERE DEMOLITION MUST OCCUR CLOSE TO TREES. SUCH AS REMOVING CURB AND PAVEMENT, INSTALL TEMPORARY TRUNK PROTECTION DEVICES SUCH AS WINDING SILT SOCK WATTLE OR WOOD PLANKS AROUND TRUNKS OR STACKING HAY BALES AROUND TREE TRUNKS TO A HEIGHT OF APPROXIMATELY 5'. ANY LOW BRANCHES THAT ARE WITHIN THE WORK ZONE SHOULD ALSO BE PROTECTED. REMOVE TRUNK PROTECTION AFTER DEMOLITION IS COMPLETED AND INSTALL PROTECTIVE FENCE AT THE LIMITS OF THE TREE PROTECTION ZONE. DO NOT RETAIN WATTLING AROUND TREE TRUNKS FOR MORE THAN 2-3 WEEKS TO AVOID DAMAGING TRUNKS FROM EXCESS MOISTURE.
- 4. TREES MAY REQUIRE PRUNING TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE 'BEST MANAGEMENT PRACTICES—TREE PRUNING' PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.
- 5. TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN. TREE STUMPS SHALL BE GROUND 12" BELOW GROUND SURFACE.
- 6. ALL TREE WORK SHALL COMPLY WITH THE MIGRATORY BIRD TREATY ACTS AS WELL AS CALIFORNIA FISH AND WILDLIFE CODE 3503-3513 TO NOT DISTURB NESTING BIRDS. TREE PRUNING AND REMOVAL SHOULD BE SCHEDULED OUTSIDE OF THE BREEDING SEASON TO AVOID SCHEDULING DELAYS. BREEDING BIRD SURVEYS SHOULD BE CONDUCTED PRIOR TO TREE WORK. QUALIFIED BIOLOGISTS SHOULD BE INVOLVED IN ESTABLISHING WORK BUFFERS FOR ACTIVE NESTS.
- 7. TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE PROTECTION ZONE AND AVOID PULLING AND BREAKING OF ROOTS OF TREES TO REMAIN. IF ROOTS ARE ENTWINED, THE CONSULTING ARBORIST MAY REQUIRE FIRST SEVERING THE MAJOR WOODY ROOT MASS BEFORE EXTRACTING THE TREES, OR GRINDING THE STUMP BELOW GROUND.
- 8. ALL DOWN BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION ZONE EITHER BY HAND, OR WITH EQUIPMENT SITTING OUTSIDE THE TREE PROTECTION ZONE. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING ACROSS THE GROUND. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.





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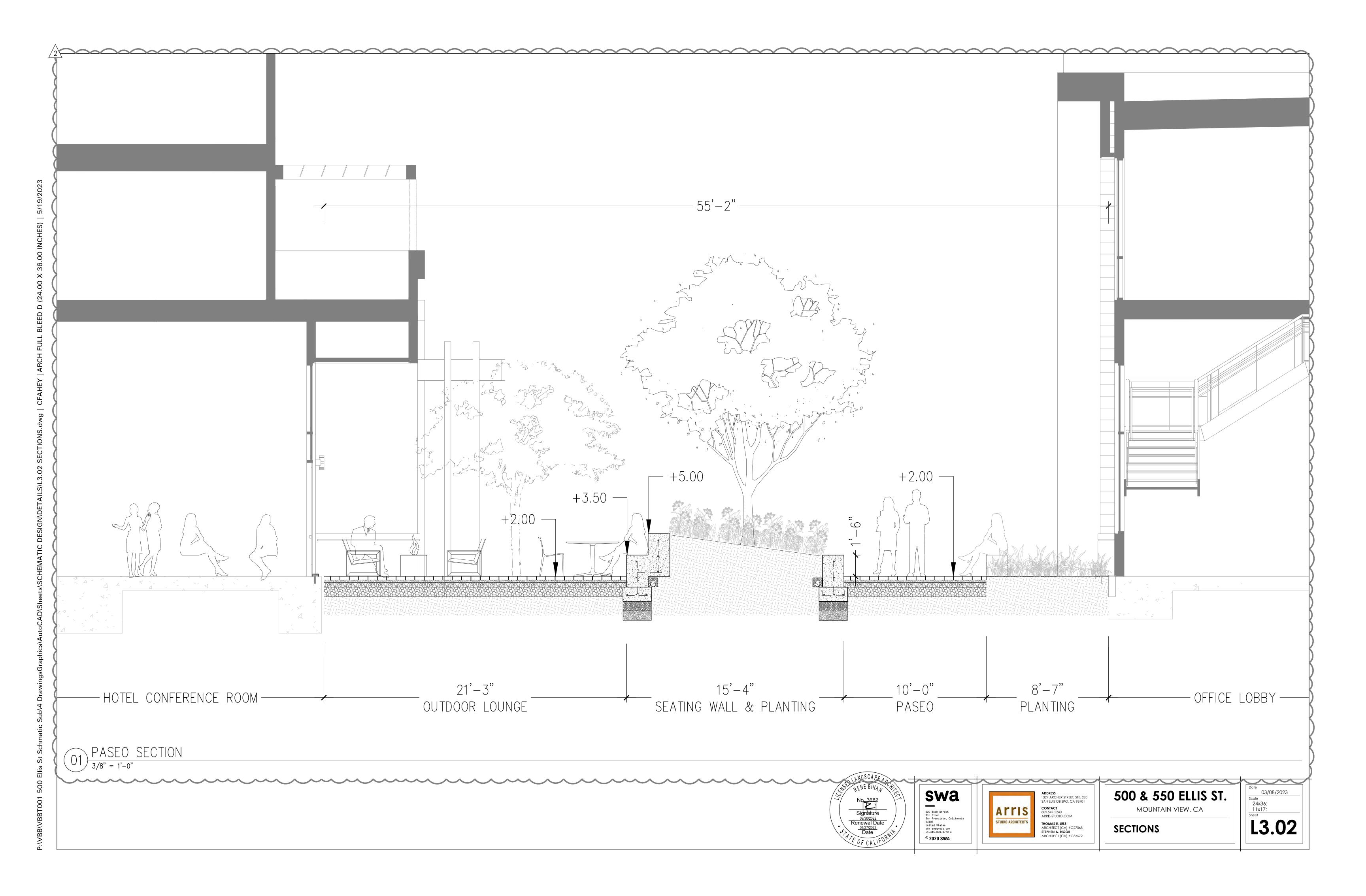
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NOTES LEDENDS AND SCHEDULE

03/08/2023
Scale
24x36:
11x17:
Sheet

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SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	5813	TRI-SPACING
	PIT_CO COMPACT PITTOSPORUM	PITTOSPORUM COMPACTUM	5 GAL 36" O.C.	MEDIUM	921	TRI-SPACING
\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	LOM_LON DWARF MAT RUSH	LOMANDRA LONGIFOLIA 'BREEZE'	5 GAL 30" O.C.	LOW	3911	TRI-SPACING
MA)	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546	TRI-SPACING
$\bigcirc$	ARC_DEN HOWARD McMINN MANZANITA	ARCTOSTAPHYLOS DESNIFLORA 'HOWARD McMINN'	5 GAL	LOW		
\$7 > \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1 \	ACORUS GRAMINEUS 'OGON' HELLEBORUS ARGUTIFOLIUS	1 GAL 18" O.C.	HIGH	749	TRI-SPACING
	GRS_MIX (33%)CALIFORNIA FESCUE (33%)SPREADING RUSH (33%)COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457	TRI-SPACING

#### TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
•	TIL_TOM SILVER LINDEN		50-70' TALL 25-35' WIDE	24	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE		20-30' TALL 20-30' WIDE	4	LOW	36" BOX*
	CHI_VIR CHINESE FRINGE TREE		12-20' TALL 12-20' WIDE	7	MODERATE	24" BOX*
•	ACE_FRE FREEMAN'S MAPLE		40-60' TALL 20-40' WIDE	9	MODERATE	24" BOX*
•	GNK_BIL GINKGO TREE		40-60' TALL 20-40' WIDE	11	MODERATE	36" BOX

#### TREE DISPOSITION LEGEND

### TREE DISPOSITION RATIOS

METRICS

TALL DISTOSTION LEGEND					
SYMBOL/KEY	DESCRIPTION	QUANTITY			
TAG # XXX SPECIES	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	1	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE		
TAG # XXX SPECIES	EXISTING TREE TO BE REMOVED	15	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO		
TAG # XXX SPECIES	HERITAGE TREE, TO BE REMOVED	24	2:1 REPLACEMENT RATIO		
TAG # XXX SPECIES	OFFSITE EXISTING TREE, TO BE REMOVED	8	1:1 REPLACEMENT RATIO		
	TREE PROTECTION FENCING ZONE	1	1 L0.04		

\*HERITAGE TREES REMOVED TO BE REPLACED AT A 2:1 RATIO

\*NON-HERITAGE TREES REMOVED TO BE REPLACED AT A 1:1 RATIO

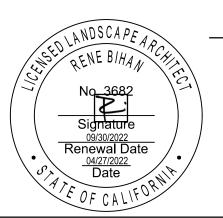
TOTAL EXISTING TREES REMOVED: 16 TOTAL EXISTING HERTIGAGE TREES REMOVED: 17 TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT: <u>50</u> TOTAL TREES PROPOSED: 41

#### LAYOUT NOTES

- 1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND FLOOR PLANS.
- 2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LANDSCAPE SCOPE.
- 3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
- 4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
- 5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
- 6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
- 7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
- 8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- 9. DIMENSIONS TAKE PRESCIENCE OVER SCALES SHOWN ON DRAWINGS.
- 10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESCIENCE OVER GENERAL NOTES AND TYPICAL DETAILS..
- 11. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
- 12. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

#### PLANTING NOTES

- 1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
- 2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARLY, AS SHOWN.
- 3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 3 INCH LAYER OF GRAVEL MULCH.
- 4. PROVIDE HEADER TO SEPARATE ALL SHRUB AND GROUND COVER PLANTING AREAS.
- 5. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- 6. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- 7. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
- 8. FINISH ALL PLANTERS WITH 3" GRAVEL MULCH, SEE DRAWINGS.



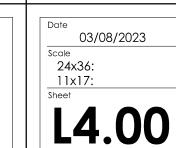


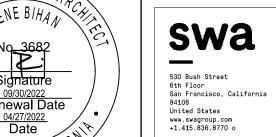
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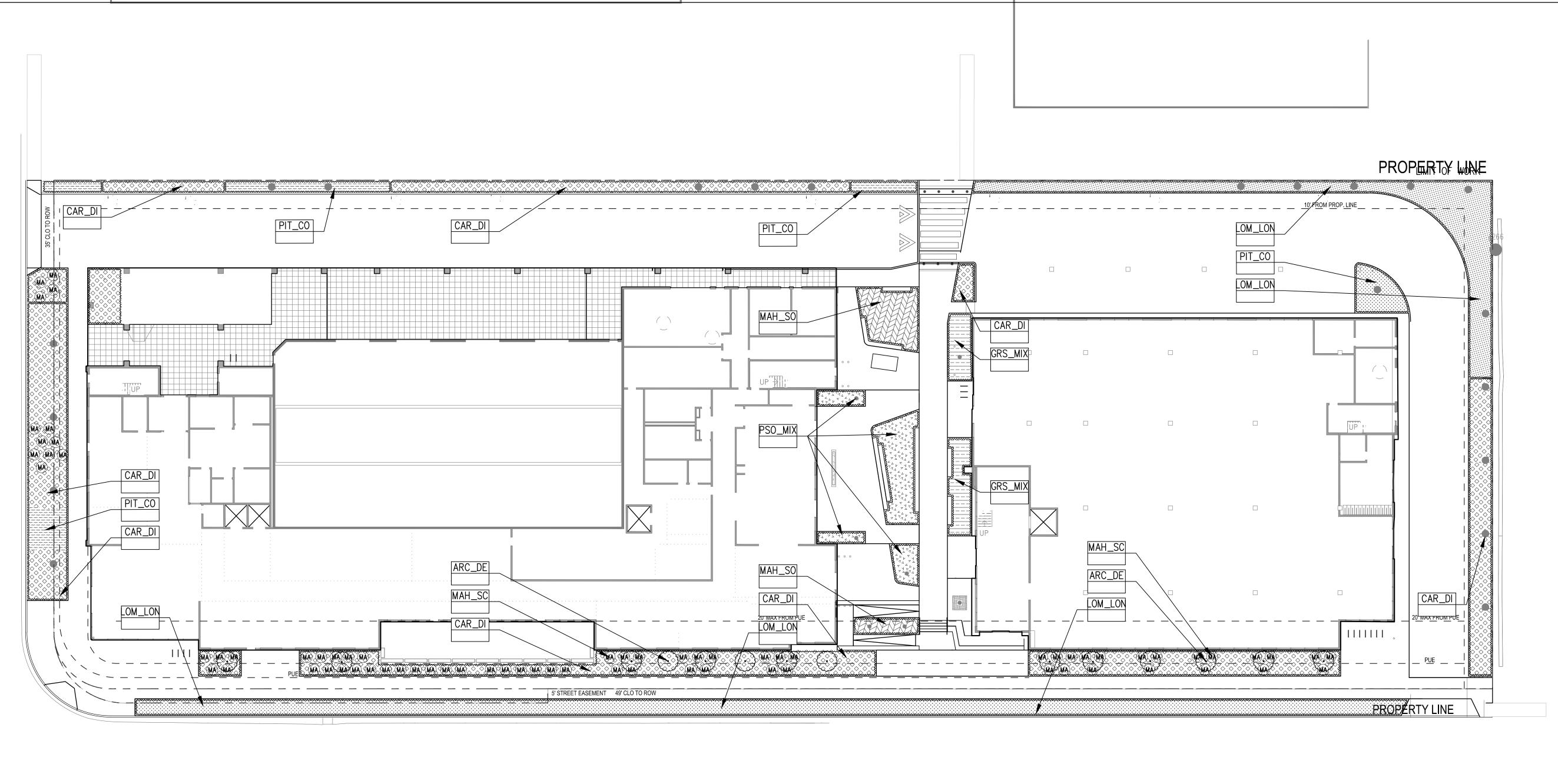


500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

**PLANTING SCHEDULE & NOTES** 







# 500 & 550 ELLIS ST. MOUNTAIN VIEW, CA

UNDERSTORY PLANTING PLAN

